



9 GRANGE CLOSE

Norwich, Norfolk, NR6 7DH

£425,000

BROWN & CO

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A stunning four bedroom semi-detached family home with later additions in a sought after suburb of Norwich.

DESCRIPTION

No. 9 Grange Close is a most attractive four-bedroom semi-detached house built circa 1920 with later additions. The property is constructed of mellow Norfolk red brick, plain stone dressings and large mullioned windows under a pantile roof, with the close being of particular interest being designed in the tradition of the Arts and Crafts movement which flourished at the beginning of the twentieth century. This lovely family home will be of great interest to buyers seeking a delightful period property in a highly desired pocket of Norwich, just North of the City Centre.

You are welcomed into a light, bright and airy entrance hall with access to the main principal rooms and the staircase to the first-floor landing. The sitting room is well-proportioned, typical of the period with high ceilings, picture rails, stunning original window to the front of the house, and a delightful log burner. Double French doors from this sitting room open to offer access into the kitchen and dining room which acts as the focal point to the property.

Extended by the current owners this architecturally designed addition has married modern living with fine period detail. The kitchen boasts a range of handmade fitted wall and base units and integrated appliances. In addition, there is a utility area cleverly incorporated within the kitchen which features a further sink and space for white goods. A delightful roof lantern offers plenty of natural light to flood into the dining room, and bi-fold doors open to provide access onto the patio. A further useful cloakroom is located off the entrance hall to the ground floor.



The bedroom accommodation is located off a spacious landing which offers access to the modern four-piece suite family bathroom, and access is provided into the loft. The bedrooms are all double rooms and are in excellent decorative order.

No. 9 Grange Close is approached from the East onto a shingled driveway with parking for several vehicles and access is available to the garage. The walled rear garden is a particular feature to the property with a delightful patio ideal for dining, and a laid to lawn garden which flows round to the South West. There is a side access which leads to the front of the property, and there is further storage to the rear of the garage which is useful for garden tools and furniture.

LOCATION

Grange Close is situated off George Hill in the quiet and well serviced suburb of Old Catton. Positioned within easy reach of the centre of the city of Norwich with all its shopping, transport, and cultural facilities. Grange Close is close to local shopping, transport facilities and the outer ring road services the city, as well as the Northern Distributor Road with Broadland and East Norfolk being within easy reach. Here is an excellent opportunity to acquire a first-class residence in a popular area close to the centre of the city.

DIRECTIONS

Proceed out of Norwich on Magdalen Street, passing through the traffic lights into Magdalen Road. Bear left at the next set of traffic lights into the continuation of Magdalen Road and proceed up Constitution Hill. On reaching the outer ring road cross over the island and then take the left hand turn at the traffic lights by the Woodman public house into George Hill. Continue along George Hill for approximately 300 yards with the turning for Grange Close on the left. Number 9 is located on the right towards the end of Grange Close.

ACCOMMODATION

On the Ground Floor:-

ENTRANCE HALL Tile flooring, stained glass feature window to side aspect with secondary glazing, staircase to first floor landing with fitted storage cupboard under and a further stained glass feature window with secondary glazing, storage cupboard with further storage cupboard over, wall radiator, access to WC, kitchen dining room, and the sitting room.



CLOAKROOM Continued tile flooring, WC with push flush, sink with storage under and tile splash backs, uPVC obscure double-glazed window to side aspect.

SITTING ROOM Carpet flooring, two radiators, picture rails, log burner with granite hearth, original leaded window to front aspect, uPVC French doors and windows opening into the kitchen dining room.

KITCHEN/DINING ROOM Engineered Oak flooring throughout, bespoke column radiator, access to the side via a wooden door, the utility area consists of a range of fitted wall and base units with space for a washing machine, butler sink with tiled splash backs and ceiling spotlights. Open plan opening into the main kitchen with a stunning range of handmade wall and base units with solid Oak work surfaces and integrated appliances including a one and half bowl sink and drainer unit, dishwasher, Rangemaster (open to separate negotiation) with extractor and tiles over, ceiling spotlights, aluminium double glazed window to rear aspect overlooking the garden and grounds.

DINING ROOM Continued engineered Oak flooring with aluminium roof lantern above allowing plenty of natural light to filter through the kitchen dining room, two radiators, ceiling spotlights, aluminium bi-fold doors offering access into the garden.

On the First Floor:-

LANDING Carpet flooring, loft access, access to all four bedrooms and the family bathroom.

MAIN BEDROOM Carpet flooring, radiator, feature fireplace, original leaded window to front aspect.

GUEST BEDROOM Carpet flooring, radiator, uPVC double glazing window to rear aspect, radiator.

BEDROOM THREE Carpet flooring, radiator, picture rails, original leaded window with secondary glazing.

BEDROOM FOUR Carpet flooring, uPVC double glazed window to side and rear aspects, double wardrobe (part airing cupboard), radiator.

FAMILY BATHROOM Tile flooring, heated towel rail, four-piece suite comprising WC, sink with two cupboards under, roll top bath, fitted shower cubicle with tiled surround (fitted pump to increase water pressure), uPVC obscure double-glazed window to side aspect.

GARDEN Slated tile patio, laid to lawn, walled garden, enclosed by panel fencing on one side, outbuilding offering ideal storage with access from the garden.

GARAGE Single garage (power and light). Further storage is available with a separate access from the garden.

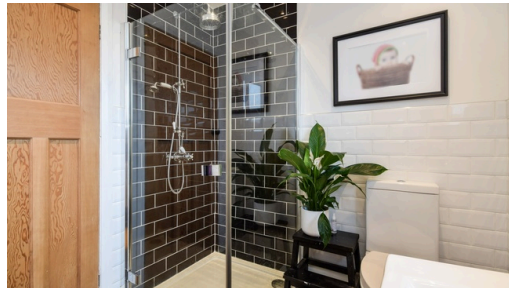
SERVICES Gas central heating, mains electric, mains drainage, mains water.

AGENT'S NOTES:-

- (1) The gas range cooker is available via separate negotiation.
- (2) The loft is 60% boarded with insulation
- (3) The house is within the Conservation and is of particular interest to the front of the property. Any enquiries can be answered by Broadland District Council; Article 4.
- (4) The photographs shown in this brochure have been taken with a camera using a wide angle lens and therefore interested parties are advised to check the room measurements prior to arranging a viewing.
- (5) Intending buyers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed.

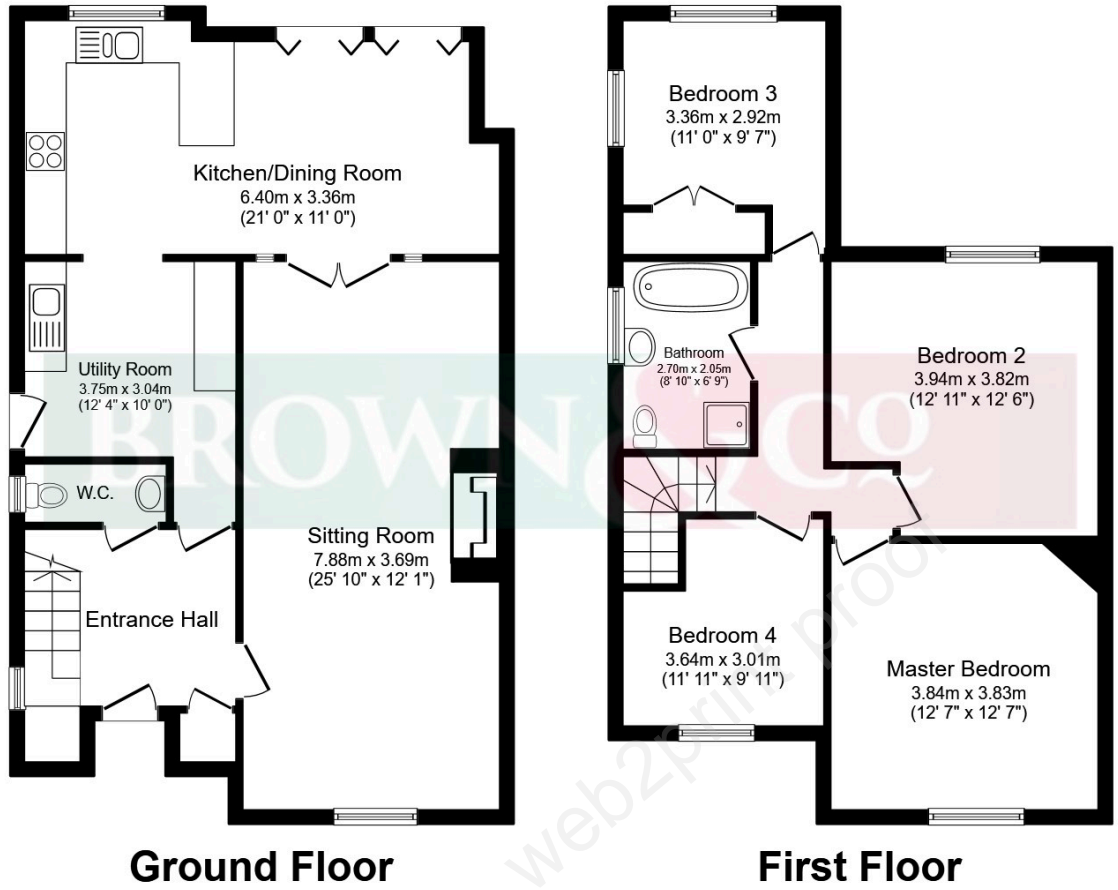
VIEWING Strictly by prior appointment through the selling agents' Norwich Office. Tel: 01603 629871





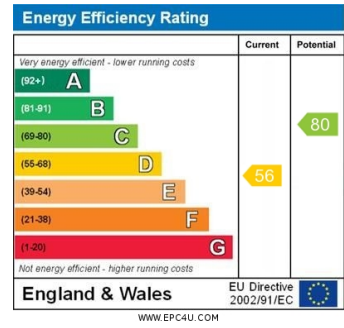
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Ground Floor

First Floor



Total floor area 132.0 sq. m. (1,421 sq. ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Brown & Co Powered by www.focalagent.com

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