



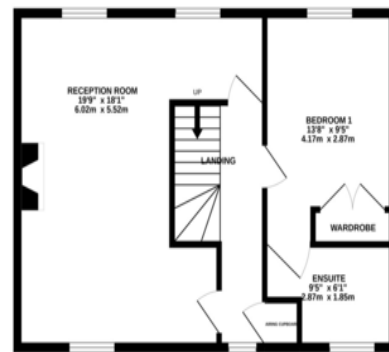
Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	75 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



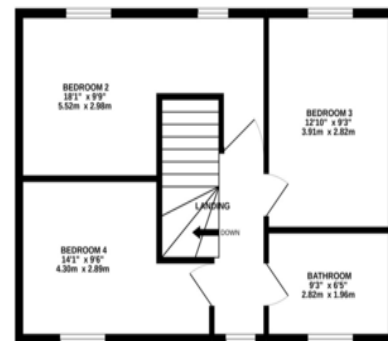
GROUND FLOOR
522 sq.ft. (48.5 sq.m.) approx.



1ST FLOOR
537 sq.ft. (49.9 sq.m.) approx.



2ND FLOOR
526 sq.ft. (48.9 sq.m.) approx.



TOTAL FLOOR AREA : 1585 sq.ft. (147.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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11 Maurice Rae Close, Norwich, NR3 4QR

£370,000

This modern detached house offers versatile living across three story's and would make an ideal family home or even an investment property. Offering an integral garage and on street parking, Kitchen/Diner and large reception room, alongside a small garden to the rear.

Well located within easy reach to the CITY CENTRE, and with NO ONWARD CHAIN.

- No Onward Chain
- Detached House
- Integral Garage & on-street parking
- Four Bedrooms
- Kitchen/Diner

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Arnolds Keys refer sellers and buyers to various trusted firms for services associated with the home move process, for which in some cases a referral fee is paid to Arnolds Keys by the service provider. It is your decision whether you choose to deal with those firms. Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £210. Arnolds Keys recommend Mortgage Advice Bureau (MAB) to sellers and buyer for mortgage advice. Should you decide to use MAB we would receive a referral fee of £250. Arnolds Keys recommend Hadley and Ottaway (H&O) for removal services. Should you decide to use H&O we would receive a referral fee of 10% of the net final invoice.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers are advised to recheck the measurements.



Property Description

ACCOMODATION

ENTRANCE HALL

Entrance door with glazed windows, leading into entrance hall. Linoleum flooring throughout and open area under stairs for storage. Door giving access into integral garage. Access into rear garden and door leading to downstairs WC.

WC

Partly tiled room with white suite comprising WC, hand wash basin, towel radiator and double glazed UPVC window to rear.

KITCHEN/DINER

Fitted kitchen comprising wall and base units. Double gas oven and extractor hood with tiled splashback. Freestanding dishwasher, built in under unit fridge and freezer and wine rack. Radiator, tiled flooring and double glazed UPVC windows to front and rear aspect.



FIRST FLOOR

RECEPTION ROOM

Double glazed UPVC windows to front and rear aspects. Radiators and electric fire with surround.

BEDROOM ONE

Double glazed UPVC window to front aspect. Radiator. Built in double wardrobe and access through to en-suite bathroom

EN-SUITE

Floor to ceiling tiled walls. White suite comprising corner shower, WC and inset hand wash basin. Tiled flooring. Built in storage cupboards. Double glazed UPVC window.

LANDING

Double glazed UPVC window to rear aspect.

SECOND FLOOR

BEDROOM TWO

Double glazed UPVC windows to front aspect, including Velux window. Radiator.

BEDROOM THREE

Double glazed UPVC window to front aspect. Radiator.

BEDROOM FOUR

Double glazed UPVC window to rear aspect. Radiator.

FAMILY BATHROOM

Tiled floor to ceiling. Compromising a white suite which includes bath with shower head, WC and inset hand wash basin with storage units. Double glazed UPVC window to rear aspect.

OUTSIDE

North facing rear main garden plus a side area. Gated access to side of garden, leading to path. Partially paved patio area with bordering flower beds.

LOCATION

Maurice Rae Close is conveniently located off Sprowston Road, north of the city centre. Within walking distance are many local shops and amenities, alongside schools and parks.

AGENT NOTE

Tenancy currently in place with last day being 24th July.
Tenure: Freehold
Council Tax Band: D
EPC tbc