

Arnolds | Keys



49 Henby Way, Norwich, NR7 0LD

Price Guide £350,000

- No Onwards Chain
- Detached House
- Driveway and Single Garage
- Main Bedroom with Ensuite
- Five Bedroom
- Two Reception Rooms
- Enclosed rear garden
- Ground Floor W/C

49 Henby Way, Norwich NR7 0LD

NO ONWARDS CHAIN Situated in the popular village of Thorpe St Andrew and occupying a delightfully tucked away position, this five bedroom detached house offers the ideal family home.



Council Tax Band: E



DESCRIPTION

This substantially sized five bedroom detached home enjoys a quiet and tucked away position within the sought after village of Thorpe St Andrew. The property offers versatile accommodation and benefits from off road parking with a single garage and an enclosed and easy maintenance garden.

Internally the properties accommodation extends over three stories and comprises of entrance hall with ground floor W/C, a dual aspect living room with patio doors leading into the garden, kitchen and separate dining room. To the first floor there are three bedrooms, one with an ensuite, and a family bathroom. The accommodation is completed with a further two bedrooms to the second floor.

ENTRANCE HALL

Timber frames front door with stained glass single panel. Radiator and tiled flooring.

WC

Comprising WC and sink, tiled flooring, obscure double-glazed window to front.

LIVING ROOM

Feature gas fireplace with ceramic hearth and timber mantel. Carpeted flooring and two radiators. Double-glazed window to the front and double-glazed sliding door to rear.

KITCHEN

Comprising wall and base units with stainless steel sink and drainer, electric double oven with extractor hood over, space for dishwasher, washing machine and fridge/freezer. Built-in storage cupboard. Double-glazed window to rear and UPVC door to the rear.

DINING ROOM

Small under stairs cupboard, radiator, double-glazed window to front.

FIRST FLOOR LANDING

Double-glazed window to rear, airing cupboard with shelves.

BEDROOM 1

Built-in wardrobe, carpet, radiator and double-glazed window to rear.

ENSUITE

Suite comprising single shower cubicle with mains fed shower, WC and sink, extractor fan, vinyl flooring and radiator. Obscure double-glazed window to front.

BEDROOM 2

Double-glazed window to front, carpet and radiator.

BEDROOM 3

Double-glazed window to rear, carpet, radiator and built-in wardrobe.

SECOND FLOOR LANDING

Double-glazed Velux window.

BEDROOM 4

Double-glazed window to the rear, two eaves storage cupboards, radiator, carpet.

BEDROOM 5

Double-glazed window to the rear, eaves storage cupboard, radiator, carpet.

OUTSIDE

The property benefits from off road parking to the front with access to the single garage, which has an 'up and over' door with power and electric. The rear garden is enclosed and benefits from not being overlooked to the back. The garden is a good size and is mainly laid to lawn, making it easy maintenance. There is a raised, walled flower bed across the back of the garden with a range of mature shrubs and trees.

AGENTS NOTES

This property is Freehold.

Council tax band: E (£1,946.56)

Mains drainage, electric and water connected,

Gas fired central heating.



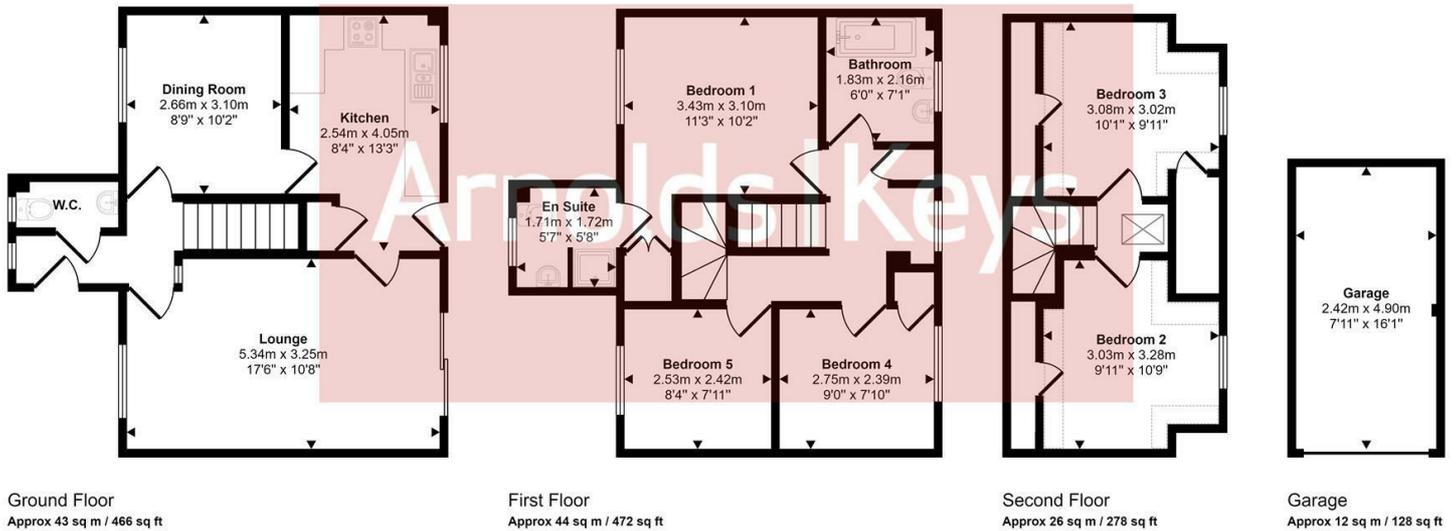
Viewings

Viewings by arrangement only. Call 01603 620551 to make an appointment.

EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Approx Gross Internal Area
125 sq m / 1344 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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. Appliances will not have been tested in all cases and we cannot confirm they are in working order.

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.