

# Arnolds | Keys



**147 Ormesby Road, Badersfield, NR10 5LA**

**Guide Price £230,000**

- POPULAR LOCATION
- THREE BEDROOMS
- GROUND FLOOR WC
- GARAGE
- ENCLOSED FRONT AND REAR GARDENS
- UTILITY ROOM AND STORE ROOM
- OFF ROAD PARKING
- KITCHEN DINER

# 147 Ormesby Road, Badersfield NR10 5LA

A modernised three bedroom home situated in the popular area of Badersfield, formerly known at RAF Coltishall. An ideal opportunity for first time buyers, the home boasts beautifully presented front and rear gardens with bright, contemporary accommodation including three bedrooms and two receptions rooms.



Council Tax Band: B



## DESCRIPTION

Situated within the ever popular area of Badersfield, this three bedroom terraced home offers bright, contemporary accommodation comprising entrance porch, dining room, kitchen, living room with patio doors leading to the enclosed rear garden, a ground floor cloakroom, utility room and store room. To the first floor there are three bedrooms; all with built in storage, and a family bathroom.

The property boasts a beautifully presented South East facing rear garden which is ideally low maintenance, along with a front garden; both of which are enclosed. There is also an off road parking space and garage en bloc.

## ENTRANCE PORCH

UPVC door to front entrance, double glazed window to side aspect, Karndean flooring.

## DINING ROOM

Double glazed window to front aspect, Karndean flooring, radiator.

## KITCHEN

Double glazed window to front aspect, fitted with a range of wall and base units with work surface over, inset one and a half sink and drainer, electric double oven with cooker hood over, space for a free standing fridge/freezer, Karndean flooring, radiator.

## LIVING ROOM

Double glazed French doors to rear garden, electric fireplace with ceramic surround, Karndean flooring, radiator.

## HALLWAY

UPVC door to rear, Karndean flooring, stairs to first floor, radiator.

## CLOAKROOM

Double glazed window to front entrance, fitted with a WC, wash hand basin, radiator, Karndean flooring.

## UTILITY ROOM

Double glazed sliding patio doors to side aspect, wall and base units with work surface over, space and plumbing for a washing machine and tumble dryer, vinyl flooring. Door to store room.

## STORE ROOM

Electricity and power connected.

## FIRST FLOOR

Carpet, radiator, built in airing cupboard with shelving units.

## BEDROOM THREE

Double glazed window to rear aspect, built in wardrobe, built in cupboard housing Worcester boiler, carpet, radiator.

## BEDROOM TWO

Double glazed window to rear aspect, two double built in wardrobes, carpet, radiator.

## BEDROOM ONE

Double glazed window to front aspect, built in storage cupboard and double built in wardrobe, carpet, radiator.

## BATHROOM

Double glazed window with obscured glass to front aspect, fitted with a three piece suite comprising bath with mains connected shower over, WC, wash hand basin, heated towel rail, extractor fan, vinyl flooring.

## EXTERNAL

To the front the garden is fully enclosed with a low level fence and gate providing access to the footpath that leads to the front door. The front garden is laid to shingle. To the rear there is a South East facing garden which is perfectly low maintenance, fully enclosed and is laid with astro turf with a brick weave path and seating area. There is also an off road parking space and single garage en bloc.

## AGENTS NOTES

This property is Freehold.

Mains drainage, electricity and water connected.

Mains gas central heating.

Council tax band: B

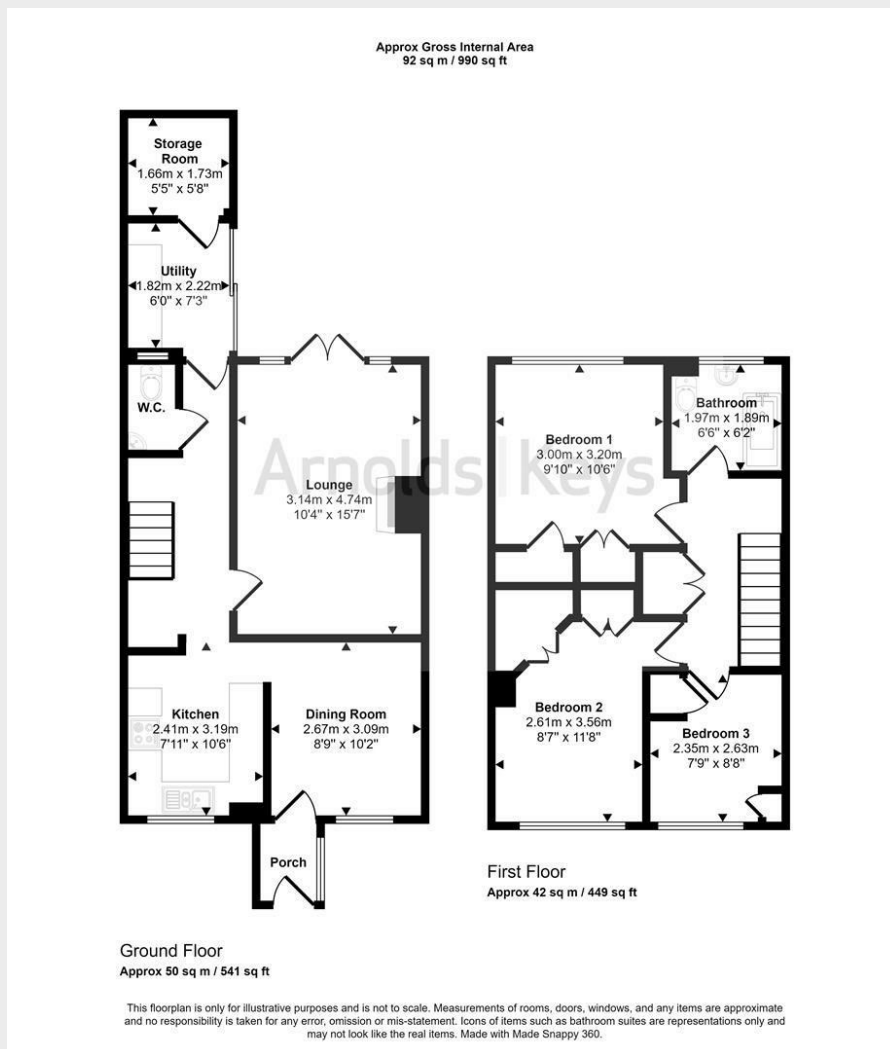


## Viewings

Viewings by arrangement only. Call 01263 738444 to make an appointment.

## EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C		71	
(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	



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.

