

FREEHOLD



House - Semi-Detached

170 MIDDLETONS LANE, NORWICH, NR6 5SF

Price Guide

£400,000

FEATURES

- £400,000 - £425,000
- Stunning Kitchen/Breakfast Room
- Playroom/Home Office/Fifth Bedroom
- Two Bathrooms
- Four Bedroom Semi Detached House
- Dining Room & Conservatory
- Utility Room
- Bay Fronted Lounge



4 Bedroom House - Semi-Detached located in Norwich

**** £400,000 - £425,000 **** Located in the highly desirable area of Hellesdon, this stunning extended semi-detached house offers a perfect blend of modern living and traditional comfort. With four spacious bedrooms and two well-appointed bathrooms, this property is ideal for families seeking both space and style.

Upon entering, you are greeted by a welcoming porch and an entrance hall that leads to a delightful bay-fronted lounge, perfect for relaxing evenings. The heart of the home is undoubtedly the impressive kitchen/breakfast room, featuring a stylish kitchen island and built-in appliances, making it a dream for any culinary enthusiast. Adjacent to the kitchen, you will find a convenient utility room and a downstairs shower room, adding to the practicality of this lovely home. The dining room and conservatory provide additional spaces for entertaining or enjoying family meals, ensuring that there is room for everyone.

On the first floor, the four bedrooms are generously sized, offering ample space for rest and relaxation. The main bathroom is a true retreat, complete with a luxurious jacuzzi bath, a separate shower, and his and her sinks, providing a touch of elegance to your daily routine.



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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Council Tax Band
C

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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are 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.

