

FREEHOLD



House - End Terrace

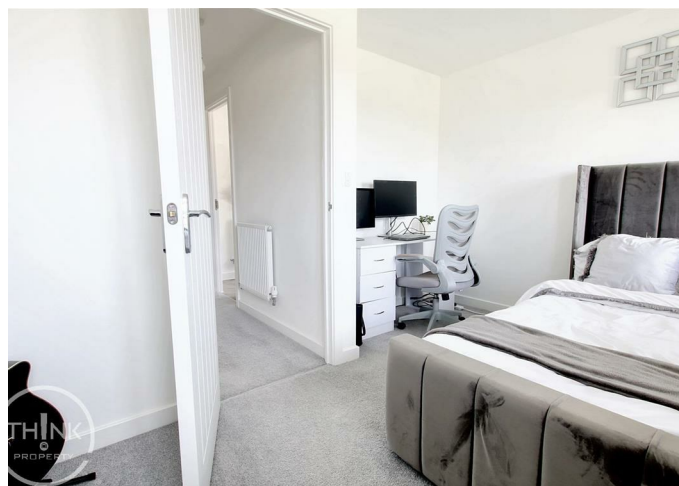
# FENNEL DRIVE EASTON NORWICH NR9 5FL

## £280,000

Price Guide

### FEATURES

- \*\*GUIDE PRICE £280,000-£290,000\*\*
- No Chain
- Three Double Bedrooms
- En-Suite
- Show Home Condition
- South Facing Gardens
- Overlooks Green
- W.C and Bathroom
- Discreet Position
- Two Parking Spaces



# 3 Bedroom House - End Terrace located in Easton

## Description

**\*\*GUIDE PRICE £280,000- £290,000\*\*** Nearly New! Three storey end townhouse that overlooks green space, in SHOW HOME STYLE. The owners have made many upgrades throughout the home, both internally and externally, and the property is beautifully presented from room to room. This classy home, has a stylish, yet nice feel upon entry..... it feels welcoming. The attention to detail within the home, added to the position of the property on the development make this home really special. Offering three double bedrooms. The master occupying the top floor, with an en-suite shower room as well as a separate family bathroom on the first floor and a W.C on the ground floor. In addition there is a entrance hall, sitting room and modern kitchen/dining room on the ground floor, positioned at the back of the house over looking the gardens. They are South facing gardens, both private and fully enclosed, designed with keeping maintenance to a minimum and ideal for entertaining. Numerous other upgrades include HERRINGBONE style flooring, Quartz work tops in the kitchen and Porcelain patio tiles in the garden which have boosted the aesthetics of this house, transferring it to a home. The property is being offered with no onward chain and would make an ideal purchase for a family, first time buyers or professional couple. The property also benefits from having two parking spaces and is positioned in a discreet location on the development. NHBC still remaining.

## Entrance

Door to:

## Sitting Room

14'7" x 11'8"

Fitted carpets, window to front, storage cupboard and door to:

## Lobby

Stairs to first floor, W.C and kitchen/breakfast room.

## W.C

Fitted with a low level W.C and wall mounted wash basin, herringbone style flooring and radiator.

## Kitchen Diner

11'8" x 8'8"

Fitted with a range of base and wall units, Quartz work tops, built in oven with electric hob and extractor, washing machine and fridge freezer, sink and drainer, tiled splash backs, herringbone flooring, window to rear and double doors to rear.

## FIRST FLOOR

## Landing

Doors to all rooms and stairs to second floor.

## Bedroom

11'8" x 8'9"

Radiator and window to front.

## Bedroom

11'8" x 10'4"

Radiator, built in wardrobes and window to the rear.

## Bathroom

Fitted with a panelled bath with electric shower over, low level W.C and wash hand basin. Heated towel rail, tiled splash backs and window to the side.

## SECOND FLOOR



### Landing

Storage cupboard and door to:

### Master Bedroom

16'6" x 8'4"

Radiator, window to front and door to:

### En Suite

Fitted with a shower cubicle, low level W.C and wash hand basin. Heated towel rail and Velux window to the rear.

### Outside

The rear gardens are South facing, fully enclosed and retain a good degree of privacy. They are mainly laid to artificial lawn and a Porcelain patio area and there is a rear access gate.

### Parking

The property has two allocated parking spaces in the parking area behind.

### Front

The property is approached via a pathway to the front drive overlooking green space.





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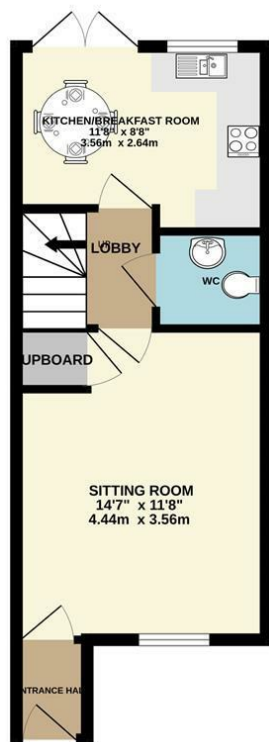
01603 338433

[norwich@thinkproperty.ltd](mailto:norwich@thinkproperty.ltd)  
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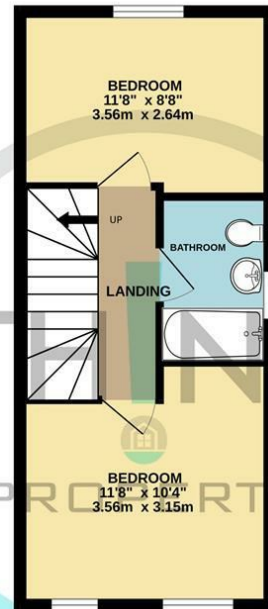
Council Tax Band

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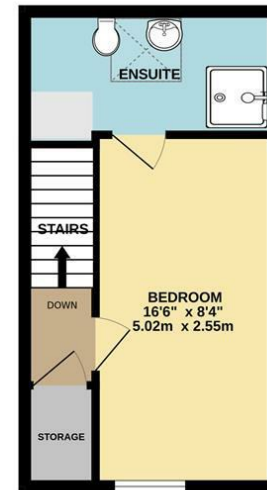
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	84	
(69-80) C		
(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 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.

