

# Arnolds | Keys



**9 Charolais Close, Trowse, Norwich, NR14 8GD**

**Guide Price £625,000**

- FOUR BEDROOM DETACHED HOME
- LARGE KITCHEN AND UTILITY ROOM
- POPULAR LOCATION
- ENCLOSED REAR GARDEN
- TWO EN SUITES
- DINING ROOM AND STUDY
- DOUBLE GARAGE
- NO ONWARD CHAIN

# 9 Charolais Close, Norwich NR14 8GD

Discover comfort and space in this inviting four bedroom, detached family home nestled in Charolais Close, Trowse. With a spacious main bedroom and en suite, bedroom two also benefiting from an en suite, and two further doubles. Relax by the cosy fireplace in the generous lounge, entertain in the separate dining room, and enjoy the convenience of the well appointed kitchen and utility room. Outside, the ample rear garden and double garage complete this family retreat, offering a perfect blend of comfort and practicality.



Council Tax Band: E



## **DESCRIPTION**

Charolais Close is a four bedroom family home nestled in the desirable area of Trowse in Norfolk. Boasting a large main bedroom with en-suite, bedroom two also benefits from an en-suite shower room with two further double bedrooms. Enjoy a cosy fireplace in the spacious lounge, a separate dining room, study, a well-appointed kitchen, and utility room - this property offers ample space for comfortable living. Outside, the generous garden and double garage complete this wonderful family retreat.

### **Entrance Hallway**

Door to front entrance, stairs to first floor, under stairs cupboard, doors leading to lounge, W/C, Study and Kitchen.

### **Living Room**

Double glazed window to front aspect, with fireplace and double doors leading to dining room.

### **Dining Room**

Double glazed window to rear aspect overlooking the garden, radiator, door leading to kitchen.

### **Kitchen**

Tiled flooring, door leading to the rear garden, double glazed window to rear aspect, fitted with a range of wall and base units, radiator, stainless steel sink, oven with five gas rings and extractor hood over. door leading to utility room.

### **Utility**

Wall and base units, stainless steel sink, space for washing machine and tumble dryer, radiator, door leading to garden

### **Study**

Double glazed window to front aspect, radiator.

### **Downstairs W/C**

Wash hand basin, WC, radiator

### **Stairs to first floor landing**

Door to storage cupboard

### **Main bedroom**

Built in wardrobes, ensuite comprising of bath, separate shower, WC and wash hand basin, double glazed window to front aspect, radiator

### **Bedroom 2**

Built in wardrobes, radiator, ensuite shower room with sink, shower and WC. Double glazed window front aspect

### **Bedroom 3**

Double glazed window to rear aspect, radiator, built-in wardrobes

### **Bedroom 4**

Double glazed window to rear aspect, radiator.

### **Bathroom**

Wash hand basin, WC, bath, radiator, double glazed window to rear aspect

## **EXTERNAL**

To the front of the property there is a path leading to the entrance, lawned area and mature shrubs and double garage with up and over doors and window to side aspect. The rear garden is fully enclosed and mainly laid to lawn with patio area.

## **AGENTS NOTES**


This property is freehold  
Gas fired central heating, mains electricity and mains drains  
Council Tax - Band E South Norfolk District Council



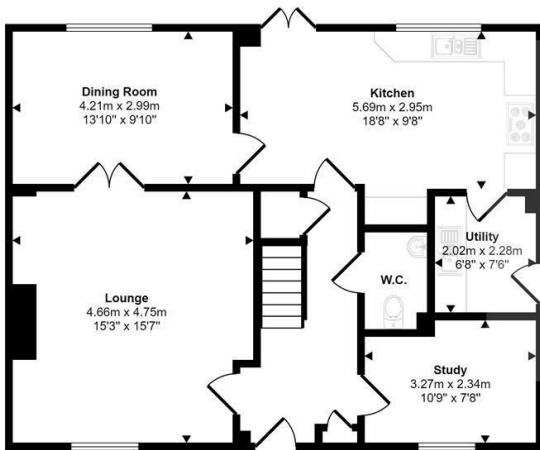
## Viewings

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

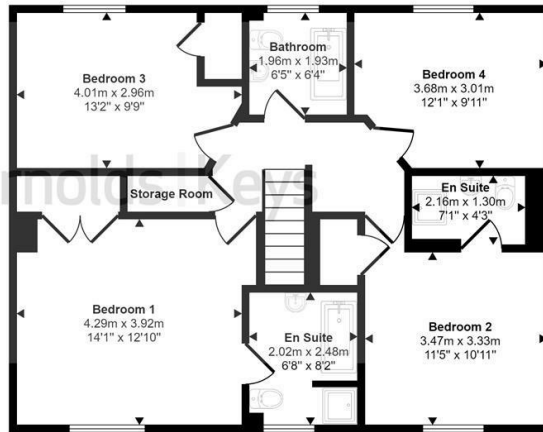
## EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>84</b>
(81-91) <b>B</b>		<b>74</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

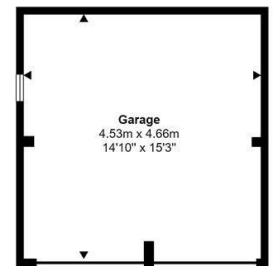
Approx Gross Internal Area  
180 sq m / 1937 sq ft



Ground Floor  
Approx 79 sq m / 850 sq ft



First Floor  
Approx 80 sq m / 860 sq ft



Garage  
Approx 21 sq m / 227 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 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. 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.

