



Rose Valley | Off Unthank Road | NR2 2PX

****NEW HOME**** Designed by award winning architects Hudsons, Arnolds Keys are pleased offer these unique pair of semi-detached houses in the highly sought after Golden Triangle area in Norwich. The properties will be finished to a high standard throughout and benefit from open plan kitchen/diner, a parking port, south-west facing balcony and sedum roof. Completion is estimated for the end of 2017.

Guide Price £300,000

- DESIGNED BY AWARD WINNING ARCHITECTS
- HIGHLY SOUGHT AFTER LOCATION
- HIGH SPECIFICATION THROUGHOUT
- SOUTH WEST FACING BALCONY
- SEDUM ROOF

arnoldskeys.com | **01603 620551**



Ground Floor

Schedule of Accommodation

HOUSE 1

G.01	HALLWAY	3.75
G.02	BEDROOM	10.44
G.03	BATHROOM	5.08
G.04	KITCHEN/DINING	28.32
	STORE	0.79
	STORE	0.79
	STORE	1.00
F.01	LOUNGE	13.50
F.02	BEDROOM	15.37
F.03	EN SUITE	4.79

NIA 83.83 m²

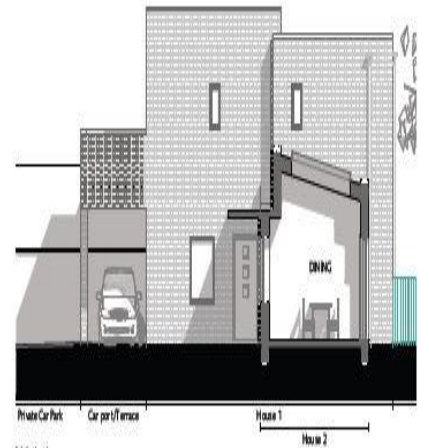
GIA 97.8 m²

HOUSE 2

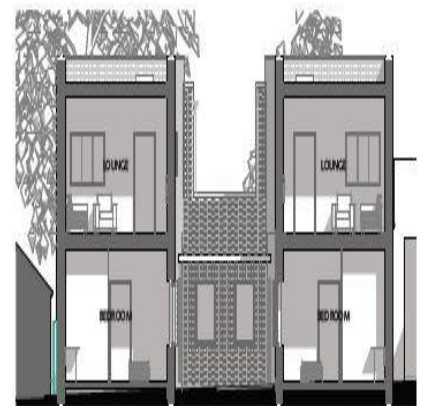
G.01	HALLWAY	3.75
G.02	BEDROOM	10.43
G.03	BATHROOM	5.08
G.04	KITCHEN/DINING	23.13
	STORE	0.54
	STORE	0.54
	STORE	1.00
F.01	LOUNGE	13.50
F.02	BEDROOM	11.84
F.03	EN SUITE	3.80

NIA 73.61 m²

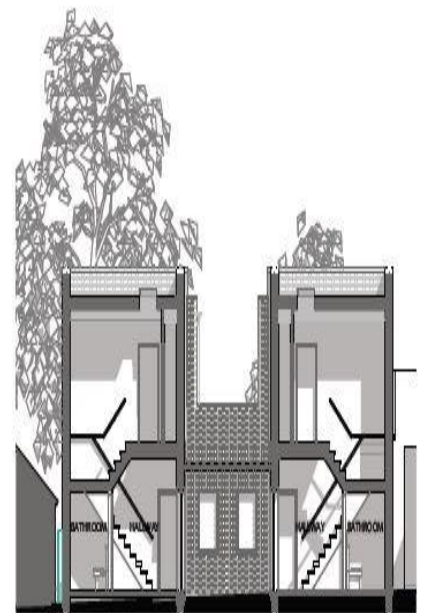
GIA 87.4 m²



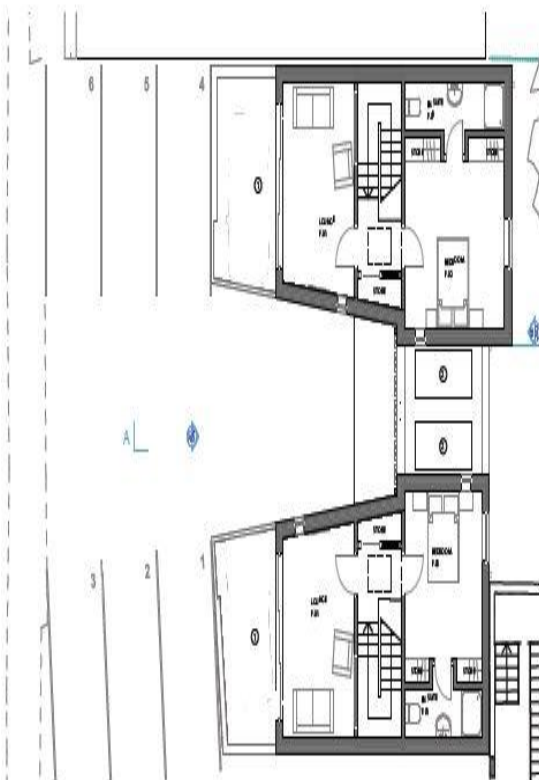
Section A



Section B



Section C



First Floor

Property Description

Kitchen

Contemporary style with white gloss doors and soft close

Bosch double oven

Bosch ceramic hob and extractor fan

Integrated Bosch dishwasher

Space and plumbing for washing machine

Ceramic wall tiling splashbacks

Vinyl flooring from Karndean

Space and wiring / plumbing for free standing fridge freezer

Metallic sockets above worktops including USB point

Bathrooms

White sanitary ware throughout from Roca

Chrome finish taps by Roca

Panelled Bath with handheld shower attachment

Thermostatically controlled shower by tbc

Chrome heated towel rails to bathroom and en-suite

Ceramic tiling to shower enclosure, baths and basins

Vinyl flooring from Karndean

Internal

Heating by air source heat pump

Down lighters to all rooms except bedrooms

Low energy light fittings throughout

External lighting to carport and entrances

Mains operated smoke alarms

Oak veneer doors

Satin chrome ironmongery

Painted timber skirting, architraves and door linings

Plaster ceilings to all rooms

Fully decorated in white

External

Powder coated aluminium double glazed doors and windows

Block paving to front courtyard and parking bay

Paving slabs to front entrance and rear courtyards

Sedum roof

The properties are situated just off Unthank Road, within half a mile of the City Centre, but also close to many shops, cafes, and pubs within the Golden Triangle itself. Public transport routes are available in the immediate vicinity, with good connections to the University, Hospital and Norwich Train Station. Within the catchment area of a number of good schools.

Agents Note

The images and floorplans shown are an example of the properties but may not be plot specific and are subject to change.

VIEWING

Strictly by appointment with Arnolds Keys Norwich on 01603 620551



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Aylsham 01263 738444
Cromer 01263 512026
Holt 01263 713966
North Walsham 01692 402357

Norwich 01603 620551
Sheringham 01263 822373
Wroxham 01603 782053

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