



9 Sunderland Close, Norwich, NR6 6GP

Guide Price £450,000

- FOUR BEDROOM DETACHED FAMILY HOME
- SOUTH FACING GARDEN
- ENCLOSED REAR GARDEN
- EASY REACH TO CITY OF NORWICH
- TWO RECEPTION ROOMS
- TWO OFF ROAD PARKING SPACES
- EXTENDED KITCHEN / DINER
- BRIGHT, MODERN LIVING ACCOMMODATION

9 Sunderland Close, Norwich NR6 6GP

A stunning four bedroom detached family home situated a tucked away position within a quiet cul-de-sac in the popular suburb of Old Catton, close to the City of Norwich. With multiple dual aspect rooms, the property boasts spacious and bright accommodation and benefits from off road parking and an enclosed rear garden.



Council Tax Band: E



DESCRIPTION

This spacious and beautifully presented modern four bedroom detached home is ideally tucked away on a cul-de-sac. The property offers a comfortable and versatile living space with two reception rooms, an extended and stylish kitchen/diner, ground floor cloakroom, four bedrooms; one with ensuite, and a family bathroom, there is plenty of room for a growing family. Located in a popular suburb, 3 miles North of the City of Norwich residents can enjoy the convenience of being within easy reach of amenities and transport links. This property is an ideal choice for those seeking a spacious and contemporary family home in a desirable location.

INTERNAL ACCOMMODATION

ENTRANCE HALL

UPVC door to front entrance, radiator, laminate flooring, stairs to first floor with built in storage cupboard underneath.

CLOAKROOM

WC, pedestal sink, radiator, extractor fan, laminate flooring.

KITCHEN/DINER

A dual aspect room with two double glazed windows to front aspect, double glazed UPVC sliding patio doors and a UPVC door from the utility area leading to the garden. The kitchen is fitted

with a range of wall and base units with granite worktop over housing ceramic butlers sink, five ring gas burner hob with extractor fan over, breakfast bar, integrated dishwasher, fridge/freezer and electric double oven, space and plumbing for a washing machine and a second inset sink creating a utility area. There is an island unit with integrated wine storage, granite worktop over and seating. There is tiled flooring, under counter lights, two radiators and loft access.

HOME OFFICE / SECOND RECEPTION ROOM

Two double glazed windows to side aspect, radiator and carpet flooring.

LIVING ROOM

Two double glazed windows to side, UPVC double glazed door and double glazed window to garden, two radiators, carpet flooring.

FIRST FLOOR

LANDING

Carpet flooring, double glazed window to rear, radiator, built in storage cupboard.

BEDROOM THREE

Two double glazed windows to front, carpet, radiator.

BEDROOM FOUR

Double glazed window to front, carpet, radiator.

BATHROOM

Double glazed window with obscured glass to rear, fitted with a three piece suite comprising of bath with mixer tap, mains connected shower head with rainfall shower head over, WC and sink fitted into vanity unit, LED mirror, heated towel rail.

BEDROOM TWO

Double glazed window to front and side aspects, carpet, radiator.

BEDROOM ONE

Three double glazed windows; one to side aspect and two over looking the garden, radiator, carpet, built in double wardrobes. Door to;

ENSUITE

Double glazed window with obscured glass to front aspect, shower cubicle with mains connected shower, vinyl flooring, WC and pedestal sink.

EXTERNAL

The property is tucked away in the corner of a cul-de-sac with brick weave off road parking spaces to either side of the property, one sheltered by a car port and one with an electric car charging point. The rear garden can be accessed via gates to either side of the home and is fully enclosed. The garden is South facing and mainly laid to lawn with a patio seating area and shed.



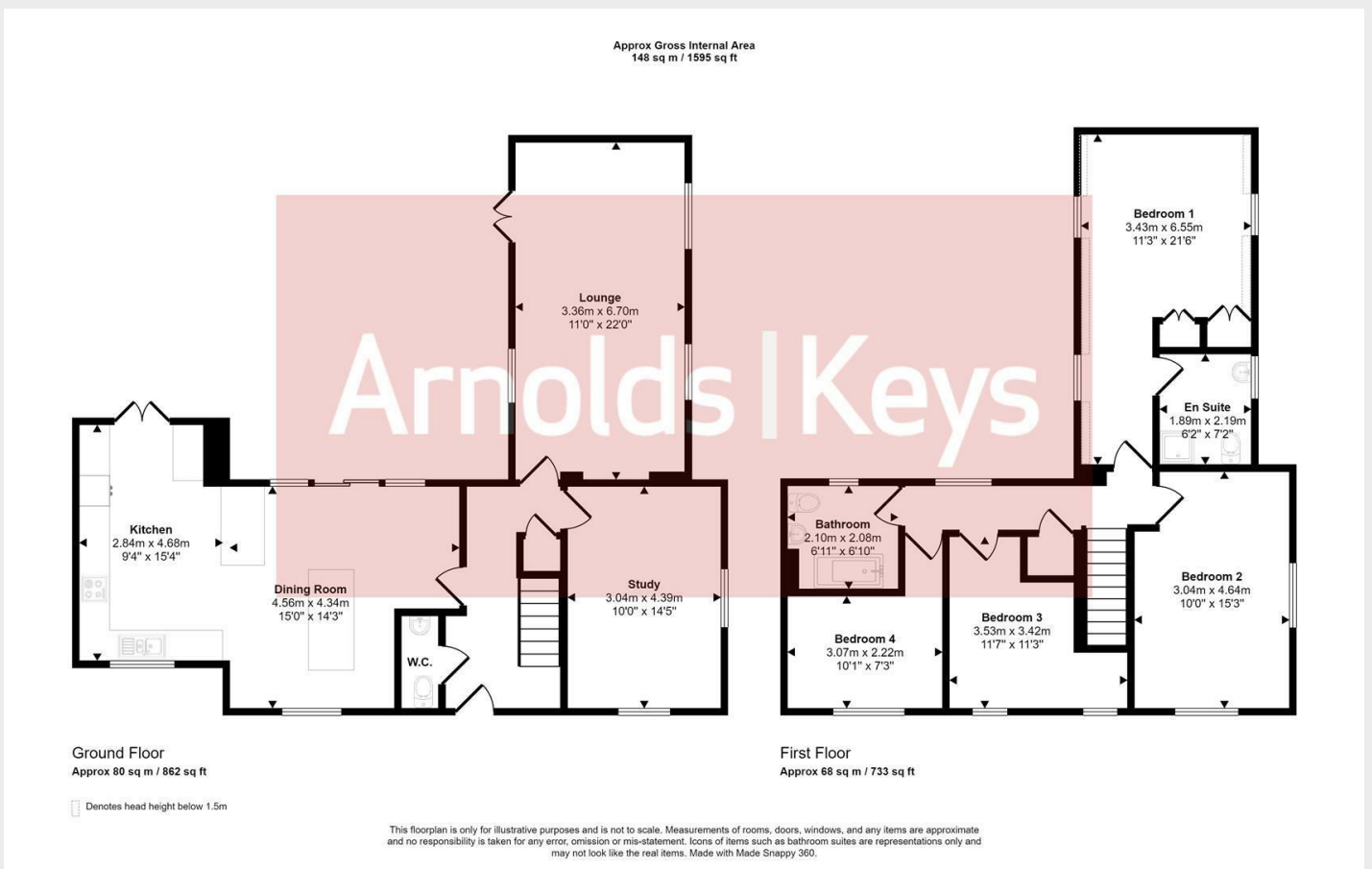


Viewings

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			
(81-91) B			
(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 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.