



6 Park Avenue, Scottow, NR10 5BY

Guide Price £270,000

- NO ONWARDS CHAIN
- GENEROUS SIZED PLOT
- REDECORATED THROUGHOUT
- CLOSE TO LOCAL AMENITIES
- THREE BEDROOMS
- RECENTLY REFITTED KITCHEN
- AMPLE OFF ROAD PARKING

6 Park Avenue, Scottow NR10 5BY

NO ONWARD CHAIN Located within the popular village of Scottow, close to the riverside village of Coltishall, this three bedroom semi detached home offers beautifully presented accommodation. The property enjoy a generous sized plot with ample parking to the front.



Council Tax Band: B



DESCRIPTION

Situated within the village of Scottow, this beautifully presented three bedroom home offers bright accommodation which has been recently redecorated including a newly fitted kitchen and new carpets throughout. The property boasts a generous rear garden which is mainly laid to lawn and backs onto the North Walsham Rugby Club whilst the shingle driveway to the front allows for ample off road parking. Internally the home comprises of an entrance hall leading to a dining room, living room, kitchen with large pantry cupboard and rear hallway leading to a cloakroom and ground floor bathroom. To the first floor there are three bedrooms, all of which have built in storage.

ENTRANCE

uPVC door to front entrance, carpeted stairs to first floor, doors to:-

DINING ROOM

Double glazed window to front aspect with secondary glazing, carpet.

LIVING ROOM

Double glazed window to front aspect with secondary glazing, carpet, open fireplace with tiled hearth and surround, built in storage cupboard, carpet.

KITCHEN

Double glazed window to rear aspect, walk in pantry cupboard, built in under stairs storage, newly fitted with a range of wall and base units with space and plumbing for washing machine and dishwasher, inset stainless steel sink and drainer, electric oven, induction hob over with cooker hood over, tiled flooring, door to:-

REAR HALLWAY

uPVC door to rear entrance, carpet, walk in storage cupboard.

CLOAKROOM

Double glazed window with obscured glass to rear aspect, fitted with WC, vinyl flooring.

BATHROOM

Double glazed window with obscured glass to side aspect, fitted with a bath and pedestal wash hand basin, vinyl flooring.

FIRST FLOOR LANDING

Double glazed window to rear aspect, built in storage cupboard with shelving units, carpet.

BEDROOM ONE

Double glazed window to front aspect with secondary glazing, carpet, built in walk in wardrobe.

BEDROOM THREE

Double glazed window to rear aspect with secondary glazing, built in wardrobe, carpet.

BEDROOM TWO

Double glazed window to front aspect with secondary glazing, carpet, built in cupboard.

EXTERNAL

To the front the property boasts a shingle driveway allowing for parking for multiple vehicles with a lawn area to front. Open side access leads to the rear garden which is mainly laid to lawn and backs onto the rugby field. There is a greenhouse and attached brick built store room.

AGENTS NOTES

This property is Freehold.
Mains drainage, water and electricity connected.
Council tax band: B
Electric storage heating.

LOCATION


The village of Scottow lies 5 miles south of the market town of North Walsham with amenities including Sainsburys, Lidl and Waitrose supermarkets. North Walsham has good educational facilities for all ages including sixth form Paston College together with doctors, dentists, opticians and a library. For the sports minded, there is the Victory Swim and Fitness Centre. Scottow is 2.5 miles north of the village of Coltishall, which also offers a host of local amenities and a highly rated primary school. The Cathedral City of Norwich is approximately 10 miles away and offers transport links to London and the Coast.



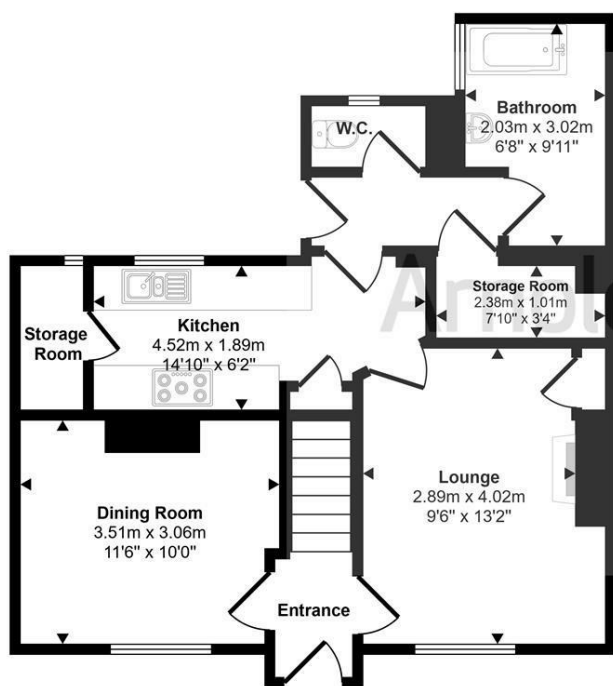
Viewings

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

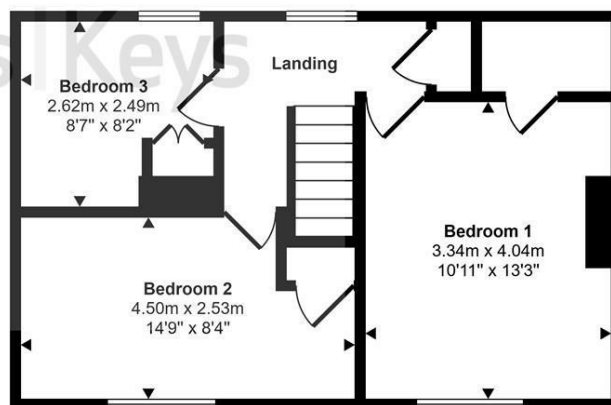
EPC Rating:

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 	

Approx Gross Internal Area
95 sq m / 1021 sq ft



Ground Floor
Approx 54 sq m / 577 sq ft



First Floor
Approx 41 sq m / 444 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, 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 Yellow Brick (YB) to sellers and buyer for mortgage advice. Should you decide to use YB we could receive a referral fee of £250.

