

# Arnolds | Keys



**18 Pound Road, Hevingham, Norwich, NR10 5NB**

**Guide Price £270,000**

- EXTENDED ACOMMODATION
- AMPLE OFF ROAD PARKING
- CUL-DE-SAC LOCATION
- SPACIOUS LOUNGE DINER
- GENEROUS SIZED PLOT
- SOUTH FACING GARDEN
- GARDEN ROOM
- VILLAGE LOCATION



# 18 Pound Road, Norwich NR10 5NB

**\*NO ONWARD CHAIN\*** Situated on a generous sized plot within a quiet cul-de-sac, this well presented home offers extended accommodation to include a spacious garden room, ample off road parking and a fantastic South facing rear garden



Council Tax Band: B



## DESCRIPTION

Ideally situated within the corner of a quiet cul-de-sac, this well presented home has been extended over time to offer a spacious lounge diner with access to the front porch, modernised kitchen, ground floor cloak room, utility room and store room with a garden room. To the first floor are three bedrooms; two of which a double rooms, and a family bathroom. The home boasts a generous sized plot with parking to the side for multiple vehicles and a well kept front garden. The large, South facing rear gardens boasts plenty of seating areas to enjoy the sun and has been landscaped to feature a range of mature shrubs. Towards the rear of the garden is a delightful kitchen garden; with raised beds and a large shed.

## LOCATION

The property is located in a quiet cul-de-sac within the village of Hevingham, surrounded by countryside with plenty of scenic walks and close to Buxton Heath and Norfolk Broads. The village offers a local pub and is situated along the A140; less than 5 miles from the market town of Aylsham and less than 10 miles North of the City of Norwich.

## ENTRANCE HALL

uPVC door to front with decorative stained glass panel, laminate flooring, radiator and double glazed window to side aspect.

## LOUNGE/DINER

Double glazed window to front aspect, laminate flooring, electric fireplace with brick surround in living area, built in storage cupboard with shelving units, fireplace in dining area, uPVC double glazed doors to front porch.

## FRONT PORCH

uPVC door to front entrance, double glazed windows to either side, carpet flooring.

## KITCHEN

Double glazed window to side aspect looking into garden room, fitted with wall and base units, inset stainless steel one and a half sink and drainer, gas oven with four ring gas hob, under counter fridge, laminate flooring, radiator, pantry cupboard, door to garden room.

## GARDEN ROOM

Double glazed windows to rear and side aspects, uPVC doors to rear garden, tiled floor, store room, door to cloakroom and utility room.

## UTILITY

Window to rear, tiled flooring, space and plumbing for a washing machine, free standing freezer.

## CLOAKROOM

Window to side aspect, WC.

## STORE ROOM

Fitted with shelving units.

## FIRST FLOOR LANDING

Double glazed window to side aspect, carpet flooring, airing cupboard housing boiler and shelving units.

## BEDROOM ONE

Double glazed window to front aspect, fitted wardrobe and drawer units, carpet flooring.

## BEDROOM TWO

Double glazed window to front aspect, built in wardrobe, built in cupboard and fitted wardrobe units, carpet flooring, radiator.

## BEDROOM THREE

Double glazed window to rear aspect, built-in cupboard, carpet flooring.

## BATHROOM

Double glazed window with obscured glass to side aspect, fitted with a three piece suite comprising bath, pedestal wash hand basin and WC, heated towel rail, carpet flooring.

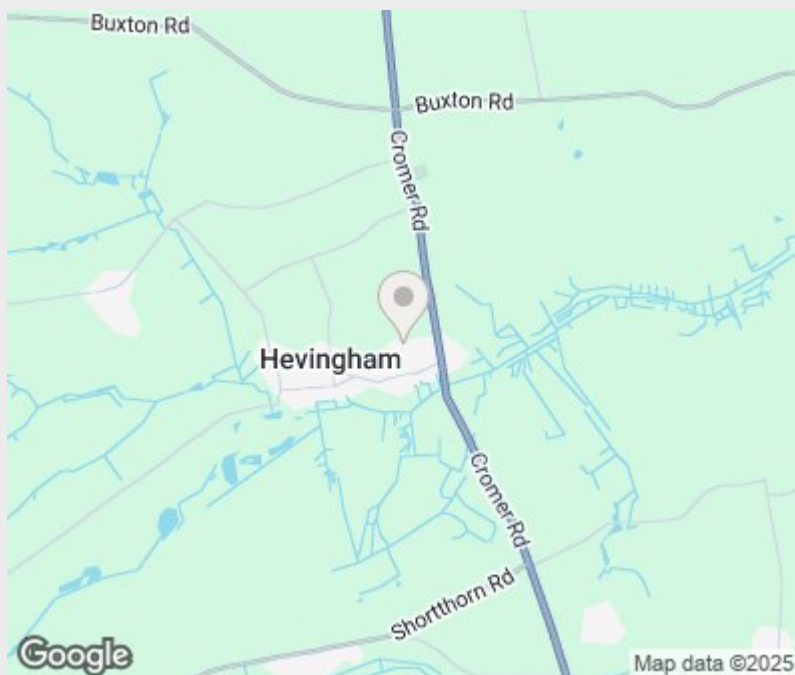
## EXTERNAL

The front garden of the property is lined with a low level picket fence, the garden is laid to shingle with a range of mature shrubs. To the side is a shingle driveway with paving stones down the middle leading to the rear garden.

The landscaped rear garden is South facing and features a lawned area with borders of mature flowers and shrubs. To the rear a section of the garden is partly enclosed by a low lying fence and is laid to shingle with raised borders for growing vegetables and a large shed.

## AGENTS NOTES

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



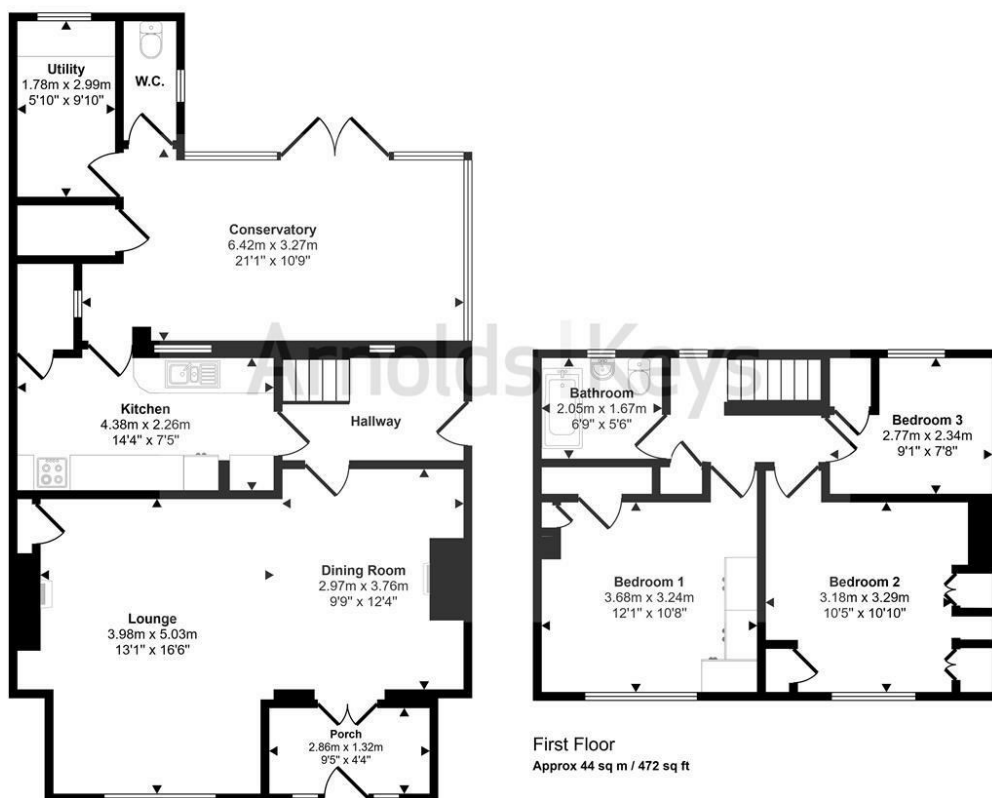
## Viewings

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>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</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  
131 sq m / 1405 sq ft



Ground Floor  
Approx 87 sq m / 934 sq ft

First Floor  
Approx 44 sq m / 472 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.

