



## 14 Lorraine Gardens, Norwich, NR3 4DH

Guide Price £240,000

- NO ONWARDS CHAIN
- EASY ACCESS INTO THE CITY
- CLOSE TO LOCAL AMENITIES
- LOUNGE DINER
- CUL-DE-SAC LOCATION
- OFF ROAD PARKING AND GARAGE EN BLOC
- THREE BEDROOMS
- LOW MAINTENANCE REAR GARDEN



# 14 Lorraine Gardens, Norwich NR3 4DH

**\*NO ONWARDS CHAIN\*** Conveniently located close to the City of Norwich within a quiet cul-de-sac, this end terraced home offers the perfect first time buy. The property features off road parking, a garage en bloc and a mature rear garden.

 3  1  1  D

Council Tax Band: B



## DESCRIPTION

Ideally positioned at the end of a quiet cul-de-sac, this end terraced home offers an opportunity for a peaceful lifestyle whilst conveniently close to local amenities and the City of Norwich. The home boasts off road parking and a garage which is en bloc, with a low maintenance rear garden featuring an established Beech tree. Whilst the property does require some updating it presents an ideal first time purchase with the opportunity to really make this home your own. Internally the property comprises entrance porch leading to the 'L' shaped lounge/diner, kitchen, conservatory, with three bedrooms and a bathroom to the first floor.

### BEDROOM THREE

Double glazed window to front aspect, carpet, radiator.

### BEDROOM ONE

Double glazed window to front aspect, carpet, radiator

### BEDROOM TWO

Double glazed window to rear aspect, carpet, radiator.

### BATHROOM

Double glazed window with obscured glass to rear aspect, bath with mixer tap and mains shower head over, WC, vanity unit with inset wash hand basin, radiator, vinyl flooring, extractor fan.

### FIRST FLOOR LANDING

Carpet, airing cupboard with shelving units.

### FRONT PORCH

Composite door to front entrance, vinyl flooring, timber frame door to:-

### LOUNGE/DINER

A 'L' shaped room with dual aspect with double glazed window to front and rear aspect, carpet, two radiators.

### KITCHEN

Timber framed door and window to conservatory, fitted with a range of wall and base units with inset

stainless steel sink and drainer, inset electric oven with four ring electric hob and cooker hood over, space and plumbing for washing machine, space for free standing fridge/freezer, radiator, vinyl flooring.

### CONSERVATORY

Double glazed windows and door to rear, vinyl flooring.

### EXTERNAL

A paved pathway leads to the front door of the property, with a small area of garden to the side. There is a side gate to provide access to the rear garden which is laid with paving slabs and astro turf. There is a raised border with a mature Beech Tree. The single garage is enbloc with an up and over door.

### LOCATION

Lorraine Gardens is a peaceful, residential cul-de-sac within the Catton Grove area of Norwich, offering easy access to city amenities. The suburb offers a range of first and high schools, green spaces and a choice of local supermarkets with regular bus services into the City Centre and towards the Train Station. The City of Norwich boasts an excellent range of amenities, including top rated schools, two universities, independent shops, markets, and plenty of places to eat. The City is also well connected, with regular rail links to London and easy access to the Norfolk Broads and beautiful coastline.

### AGENTS NOTES

This property is Freehold.  
Mains drainage, electricity and water connected.  
Mains gas central heating.  
Please be aware the Beech Tree is subject to a Tree Preservation Order.  
Council tax band: B





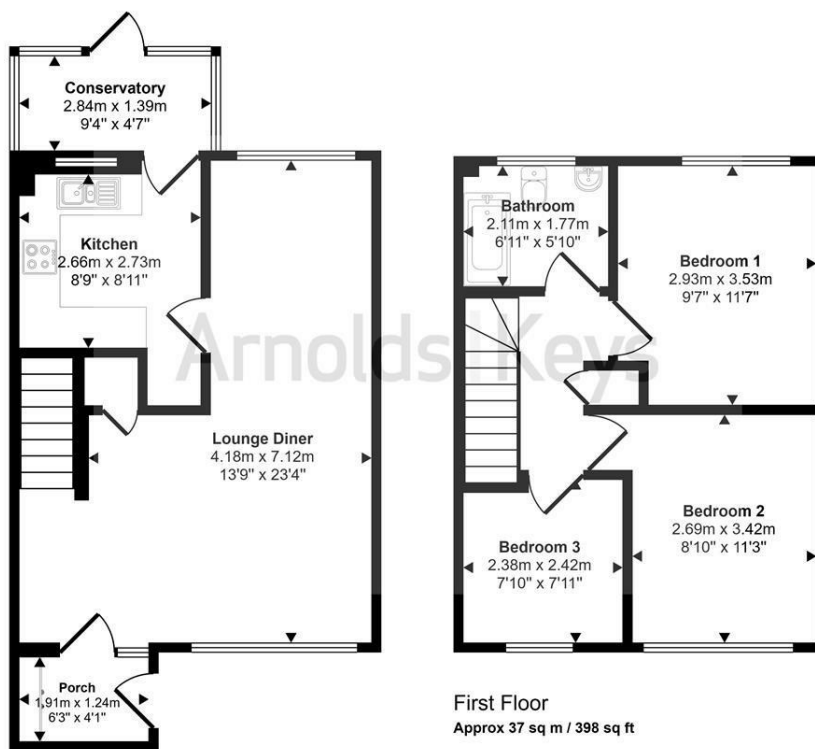
## Viewings

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>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	62	75
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Approx Gross Internal Area  
81 sq m / 877 sq ft



Ground Floor  
Approx 45 sq m / 479 sq ft

First Floor  
Approx 37 sq m / 398 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.

