



2 Westgate Close, Norwich

In Excess of £775,000

websters.



2 Westgate Close

Norwich, Norwich

This beautifully modernised and extended semi-detached family home is a true gem set in a highly sought after cul-de-sac location. The property benefits from a private south-east facing rear garden, providing a tranquil retreat for outdoor relaxation. Inside, the house offers four light-filled bedrooms, three bathrooms, an open plan kitchen / diner / family room, and two additional reception rooms – perfect for modern family living. Ample off-street parking and a single garage add convenience to this already impressive home.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Beautifully Modernised And Extended Semi-Detached Family Home
- Private South-East Facing Rear Garden
- Four Light Bedrooms
- Open Plan Kitchen / Diner / Family Room
- Two Further Reception Rooms
- Ample Off Street Parking And Single Garage
- Highly Sought After Cul-De-Sac Location
- Three Bathrooms



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Entrance Hall

Solid front door with obscure double glazed side windows, meter cupboard, carpeted stairs to the first floor, engineered oak flooring, under stairs storage cupboard, coving, radiator and doors to lounge and kitchen / diner.

Lounge

14' 11" x 11' 11" (4.56m x 3.64m)

UPVC double glazed window to the front aspect, solid wooden flooring, radiator, coving and a fireplace recess with tiled hearth and brick surround.

Kitchen / Diner / Family Room

21' 9" x 30' 5" (6.64m x 9.28m)

Outstanding open plan space comprising a range of wall and base units with granite and oak work tops, integrated double electric oven, integrated gas hob with extractor hood over, inset sunken double stainless steel sink with mixer tap, integrated dish washer, space for fridge - freezer, engineered oak flooring, two radiators, two double glazed casement windows to the rear aspect, two velux windows, double glazed French double doors to the rear garden with side windows.

Inner Lobby / Utility Area

Doors to shower room and rear lobby, pantry cupboard, space and plumbing for washing machine and tumble dryer, laminate work tops, base units, inset stainless steel sink with mixer tap and drainer, extractor fan, engineered oak flooring, radiator and a double glazed casement window to the front aspect.

Shower Room

7' 7" x 6' 8" (2.31m x 2.04m)

Enclosed walk in shower with tiled backing, low set WC, polished tiled flooring, wall mounted hand wash basin with tiled splash back, obscure double glazed casement window to the side aspect, extractor fan and a radiator.

Rear Lobby

Double glazed door leading to front courtyard, skylight, doors to walk in wardrobe / boot room and





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GARDEN

The generous and enclosed rear garden is laid to a combination of patio and lawn with a range of mature shrubs, flowerbeds and trees throughout. There is also a summerhouse with an adjoining patio along with shed storage and side gate access. To the front is a large stone shingle driveway with further mature hedge and shrub borders. along with gated access to an internal courtyard with doors to the garage and rear lobby.

OFF STREET

8 Parking Spaces

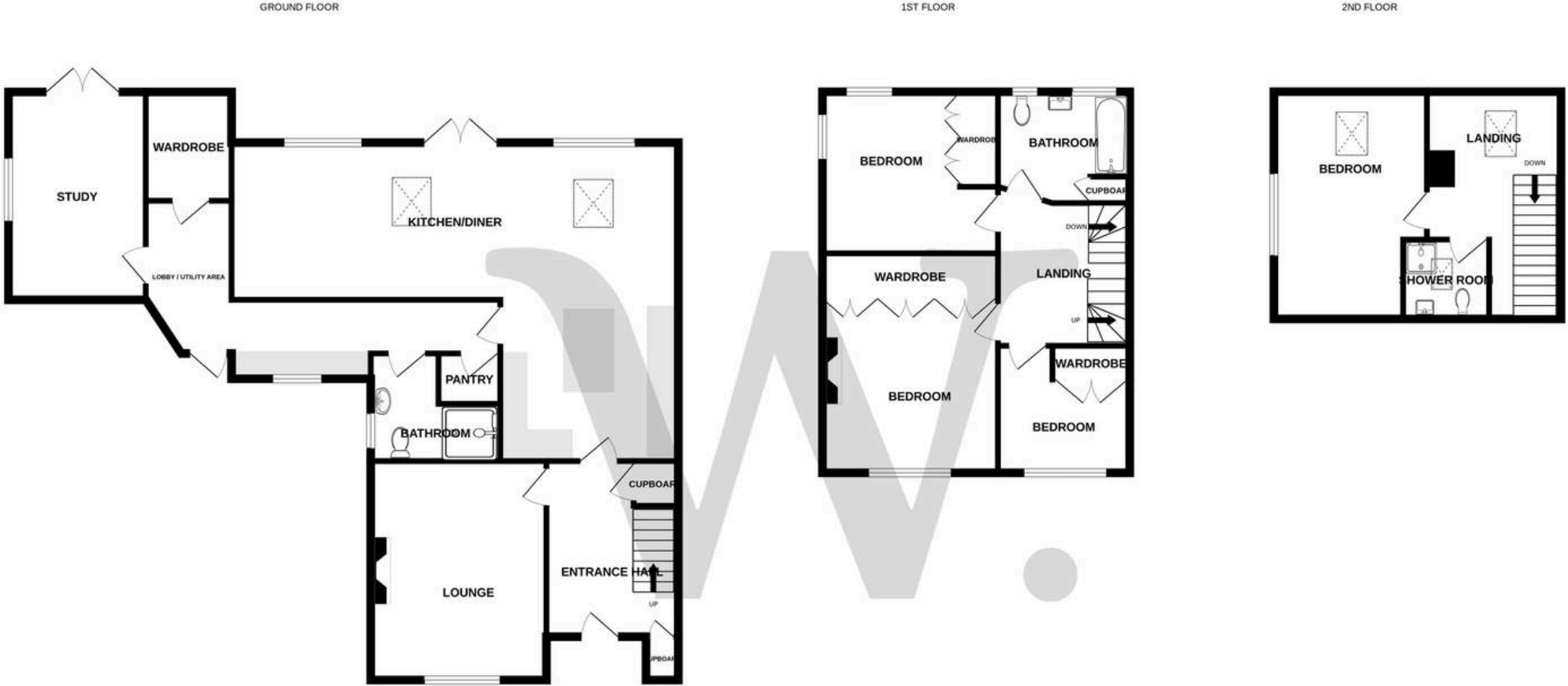
Ample off street parking on a large stone shingle area in front of the house.

GARAGE

Single Garage

Single garage with power and lighting.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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