



38 Wensum Valley Close, Norwich

£525,000 Freehold



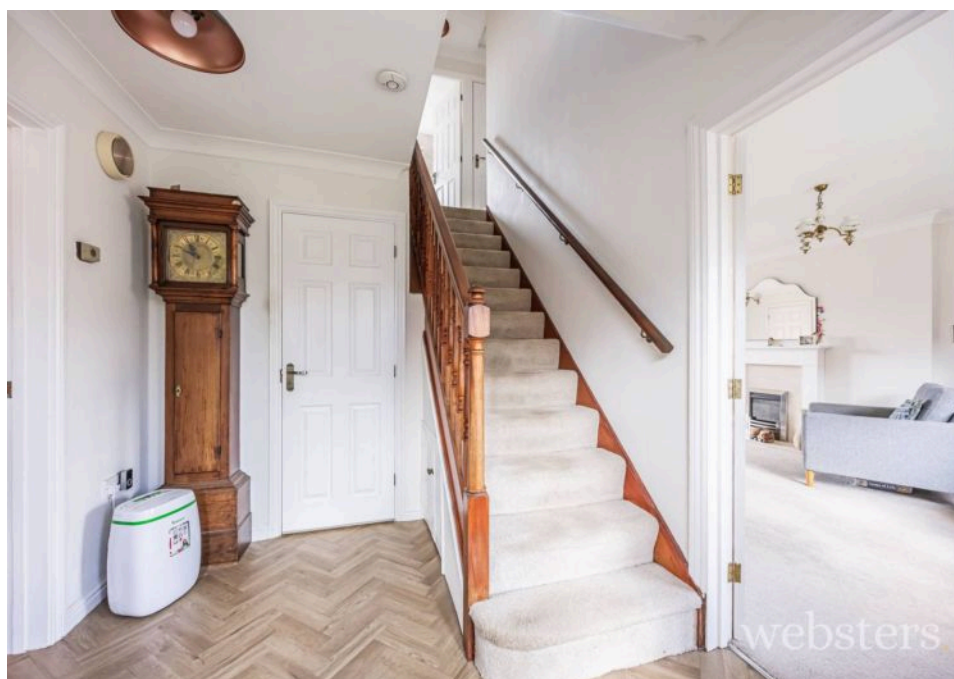
websters.

This impressive four-bedroom detached house boasts an enviable location within a sought-after residential area. The property offers a perfect blend of stylish living spaces and outdoor amenities, making it an ideal choice for modern families. The property itself features a spacious layout that includes a bathroom, en-suite, and an open plan kitchen/diner/breakfast room, providing the perfect setting for entertaining guests or enjoying family meals. With ample parking and a double garage, convenience is key for homeowners looking for both practicality and comfort.

Stepping outside, residents are greeted by a beautifully landscaped rear garden that offers a serene retreat from the hustle and bustle of every-day life. The garden features an elevated patio area leading to a well-maintained lawn, complete with shrub and flower borders that add a touch of natural beauty to the space. Outdoor lighting and a tap make it easy to enjoy the garden during the day and into the evening. Additionally,



- › Impressive four bedroom detached home
- › Communal grounds, tennis court & river frontage
- › Landscaped rear garden
- › Ample parking and garage
- › Bathroom and en-suite
- › Open plan kitchen/diner/breakfast room perfect for hosting



Entrance hallway

Wood laminate flooring, staircase to the first floor, doors to lounge, sitting room/snug and cloakroom.

Cloakroom

Low level WC, wash basin, tiled splashback, tiled floor, extractor fan.

Lounge

23' 3" x 11' 10" (7.09m x 3.61m)

Laid to carpet, the room features a double-glazed window to the front and double-glazed French doors to the rear. It also includes a gas fire with a surround. A door leads to:

Kitchen/Diner

28' 3" x 22' 8" (8.60m x 6.90m)

The kitchen is fitted with a range of base and wall units, work surfaces, and an inset five-ring gas hob with an extractor hood over. It also includes an electric oven and grill, inset sink with mixer taps, and tiled splashbacks. Double-glazed windows to the side and rear, along with double-glazed French doors to the rear, provide plenty of natural light. There's space for a fridge/freezer, dishwasher, washing machine, and tumble dryer. The room also features a tiled floor and doors leading to the snug/sitting room and side hall.

Sitting room/snug

11' 6" x 11' 4" (3.51m x 3.45m)

Double glazed window to the front, laid carpet, perfect as a snug or study.

Bedroom

13' 1" x 11' 5" (3.99m x 3.48m)

Laid carpet, double glazed window to the rear, built in wardrobes.

En-suite

Double glazed window to the front, double shower cubicle, low level WC, wash basin, tiled splashback, extractor fan.

Bedroom

12' 1" x 11' 5" (3.68m x 3.48m)

Laid with carpet, double glazed window to the front, built in wardrobes.

Bedroom

12' 3" x 9' 2" (3.74m x 2.80m)

Laid with carpet, radiator, double glazed window to the front.

Bedroom

9' 3" x 8' 10" (2.82m x 2.70m)

Carpet, double glazed window to the rear, built-in wardrobes.

Bathroom

Double glazed window to the rear, panelled bath with mixer shower over, low level WC, wash basin set into vanity unit, tiled walls, extractor fan.



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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