



24 Sunningdale, Norwich

£650,000 - £675,000 Freehold



websters.

GUIDE PRICE £650,000 - £675,000. This light and modern detached family home is situated in the highly sought after NR4 location off Newmarket Road, offering spacious and versatile accommodation throughout. The property boasts four double bedrooms, all accessed from the landing, providing ample space for families or those who enjoy having guests. The ground floor features four reception rooms, ideal for entertaining, working from home, or creating dedicated spaces for relaxation and dining. The modern kitchen is well-appointed, designed to cater to both every-day living and special occasions. A family bathroom, ensuite shower room, and ground floor cloakroom ensure convenience for all household members and visitors. Additional benefits include ample off street parking and a larger than average garage, offering practical solutions for multiple vehicles and additional storage needs. The private and well maintained rear garden also offers a wealth of alfresco dining and entertaining opportunities. This property presents an excellent opportunity for those seeking a stylish and comfortable family home in a desirable area, with



- Light And Modern Detached Family Home
- Four Double Bedrooms Off Landing
- Highly Sought After NR4 Location
- Private Rear Garden
- Ample Off Street Parking And Larger Than Average Garage
- Four Reception Rooms
- Modern Kitchen
- Family Bathroom, Ensuite Shower Room And Ground Floor Cloakroom



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	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			
		69	80
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
		63	75
England, Scotland & Wales		EU Directive 2002/91/EC	

Entrance Hall

Composite front door with obscure double glazed window to the front aspect, carpeted stairs to the first floor, LVT flooring, radiator, under stairs storage cupboard, coving and access to the study, kitchen and lounge.

Study

10' 10" x 10' 0" (3.29m x 3.04m)

Two uPVC double glazed windows to the front and side aspects, floor laid to carpet, radiator and coving.

Cloakroom

Low set WC, hand wash basin set to vanity with tiled splash back, tiled flooring, radiator and an obscure uPVC double glazed window to the side aspect.

Kitchen

13' 7" x 12' 4" (4.14m x 3.77m)

Comprising a range of wall and base units with laminate work tops, integrated electric oven, grill and microwave, integrated fridge - freezer, dish washer and washing machine, LVT flooring, uPVC double glazed window to the front aspect, radiator, integrated ceramic hot plate with extractor fan over, inset one and half bowl composite sink with mixer tap and drainer, obscure double glazed composite door to the side access.

Dining Room

11' 11" x 12' 9" (3.64m x 3.88m)

High level uPVC double glazed window to the rear aspect, LVT flooring, uPVC double glazed sliding doors to the side access, radiator, coving and glazed French double doors to the lounge.

Lounge

13' 11" x 22' 10" (4.25m x 6.95m)

UPVC double glazed sliding doors to the rear garden, floor laid to carpet, uPVC double glazed sliding doors to the sun room, floor laid to carpet, coving, two radiators and an electric fireplace with stone hearth and brick surround.

Landing

Doors to four bedrooms and bathrooms, uPVC double glazed window to the front aspect, study area, eaves storage, radiator, loft hatch, floor laid to carpet and coving.

Bedroom One

14' 2" x 11' 11" (4.33m x 3.64m)

Double bedroom with a uPVC double glazed window to the side aspect, built in wardrobe, floor laid to carpet, coving and a radiator.

Ensuite

7' 8" x 6' 11" (2.33m x 2.10m)

Large walk in shower with dual shower heads, drying area, tiled backing and glass screen, low set WC, hand wash basin set to vanity with tiled splash back, heated towel rail, tiled flooring, extractor fan and an obscure uPVC double glazed window to the side aspect.

Bedroom Two

9' 11" x 12' 11" (3.03m x 3.94m)

Double bedroom with a uPVC double glazed window to the side aspect, coving, built in wardrobe, floor laid to carpet and a radiator.

Bedroom Three

10' 2" x 10' 0" (3.09m x 3.04m)

Double bedroom with a built in wardrobe, uPVC double glazed window to the side aspect, floor laid to carpet, coving and a radiator.

Bedroom Four

10' 11" x 8' 0" (3.33m x 2.43m)

Double bedroom with a uPVC double glazed window to the rear aspect, built in wardrobe, floor laid to carpet, coving and a radiator.

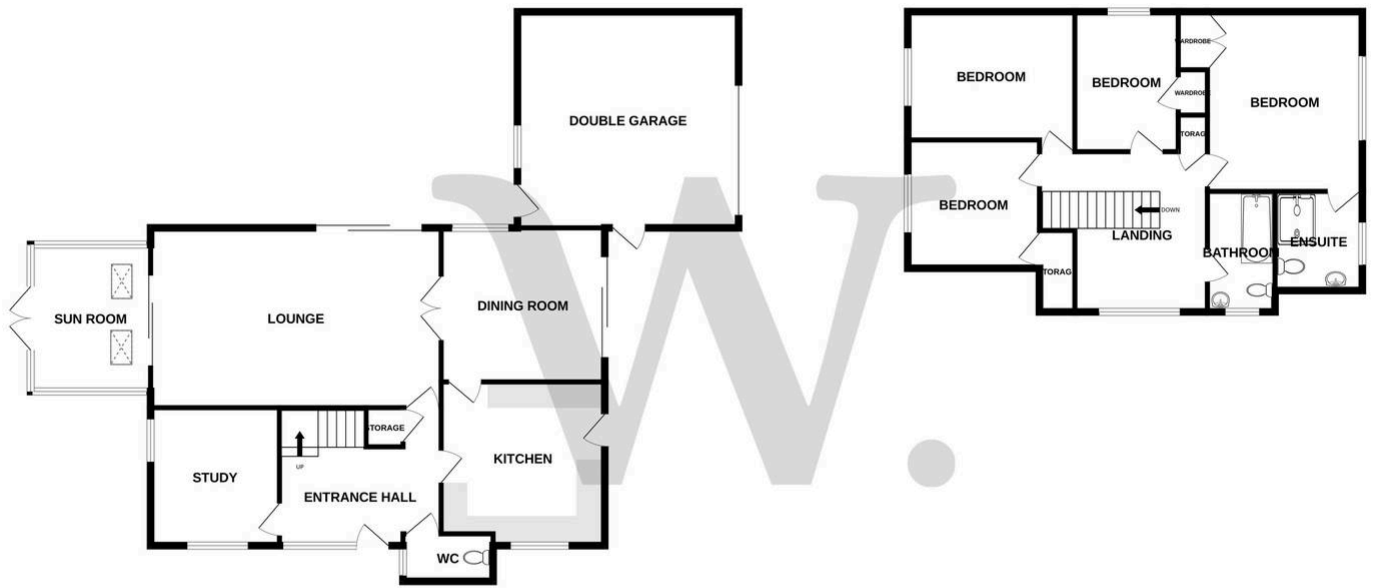
Bathroom

8' 3" x 5' 9" (2.52m x 1.76m)

Panel bath with shower over, glass screen and tiled backing, low set WC, hand wash basin set to vanity with tiled splash back, tiled flooring, coving, extractor fan, heated towel rail and an obscure uPVC double glazed window to the front aspect.

GROUND FLOOR

1ST FLOOR



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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