



10 Prince Andrews Close, Norwich

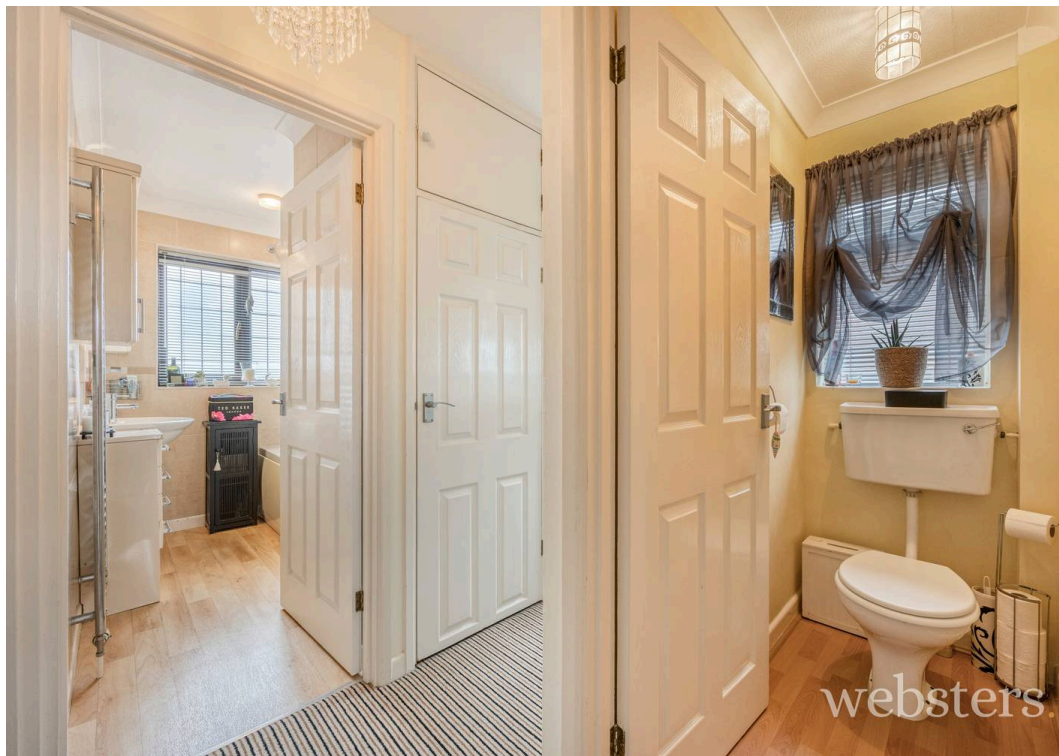
Guide Price £300,000 – £325,000

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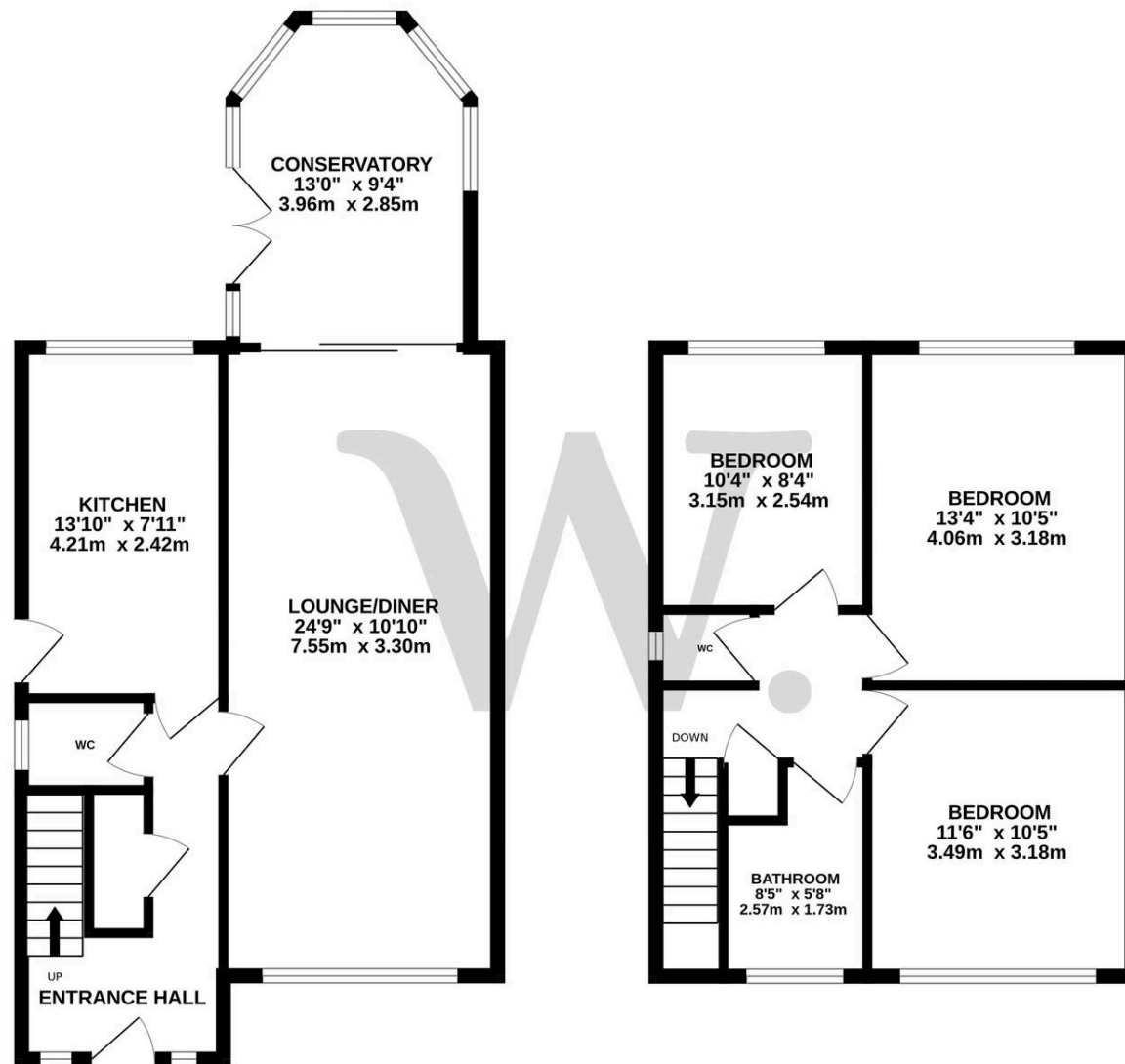






GROUND FLOOR
604 sq.ft. (56.1 sq.m.) approx.

1ST FLOOR
465 sq.ft. (43.2 sq.m.) approx.



TOTAL FLOOR AREA : 1068 sq.ft. (99.3 sq.m.) approx.

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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A well-presented modern detached house offering almost 1,100 sq ft of versatile accommodation arranged over two floors. The property provides three bedrooms, a modern fitted kitchen, substantial full-length lounge/diner with conservatory, family bathroom and separate WC, together with excellent off-road parking, carport and garage.

THE PROPERTY

The accommodation begins with an entrance hall providing access to the principal ground-floor rooms and a convenient WC. The modern fitted kitchen is well positioned and provides a practical and contemporary space for everyday use.

Running the full length of the property, the impressive lounge/diner provides an excellent principal reception space, with ample room for both comfortable seating and dining. A conservatory extends the living accommodation further, creating a versatile additional room with direct access onto the rear garden.

To the first floor are three well-proportioned bedrooms, together with a family bathroom and separate WC. The accommodation offers a well-balanced layout, ideally suited to modern family living.

OUTSIDE

The property is approached via a large brickweave driveway providing ample off-road parking and access to a covered carport positioned alongside the house. The carport continues to the rear, where it provides access to the garage, offering useful secure parking and storage.

To the rear is a patio garden providing an attractive outdoor extension of the living accommodation, with space for seating and outdoor entertaining.

LOCATION

Prince Andrews Close is situated within a well-established residential area of Norwich, offering convenient access to a wide range of everyday amenities and excellent transport connections. The surrounding area provides a mixture of local shops, schools, recreational facilities and services, making this a practical setting for families and professionals alike.

The property is particularly well placed for access to the northern side of Norwich, with the city centre readily accessible by road and public transport. Nearby Hellesdon and Old Catton provide further amenities, while Norwich itself offers an extensive selection of shops, restaurants, cultural attractions and leisure facilities.

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For commuters, the location benefits from convenient access to the A140 and A47, providing connections towards the wider Norfolk road network. Norwich International Airport is also within easy reach, adding further convenience for both business and leisure travel.

With its combination of a well-connected residential setting, proximity to Norwich and excellent local amenities, Prince Andrews Close represents a convenient and appealing location for a modern family home.

INFORMATION

EPC: D (ref: 8131-7328-6020-4688-5926)

Local Authority: Broadland