



5 EDENHURST CLOSE, NORWICH

GUIDE £650,000



5 Edenhurst Close, off Unthank Road, Norwich, Norfolk, NR4 7QT



A modern four bedroom detached house situated at the end of a private close in a popular south-west area of Norwich.

DESCRIPTION

No. 5 Edenhurst Close is a well presented family home with accommodation on two floors including reception hall, ground floor cloakroom, a well proportioned lounge, a good size study, family room, kitchen and a dining room extension with access to patio areas to the rear and side of the property. On the first floor are four bedrooms with a dressing room and en-suite shower room to the master bedroom and family bathroom with a separate shower cubicle.

The property has the benefit of a gas fired central heating system to radiators, burglar alarm and UPVC double glazed windows.

A driveway provides parking for five vehicles and there is space in front of a detached double garage.

LOCATION

The property is positioned in a private cul-de-sac on a particularly sought after stretch of Unthank Road to the south west of Norwich in a Conservation Area. There are well regarded state and independent schools within walking distance, a wide range of

shops and public houses in the Unthank Road area and a Waitrose store in Eaton village. All the facilities of Eaton Park are a few minutes stroll away. There is easy access from this area to the A11, the University of East Anglia, Norfolk & Norwich University Hospital and the A47 Norwich southern bypass.

DIRECTIONS

Leave Norwich via Unthank Road and continue past the shops to the traffic lights at the junction with the outer ring road. Proceed over these traffic lights, remaining on Unthank Road and the entrance to Edenhurst Close will be found on the right hand side before Judges Walk.

ACCOMMODATION

On the Ground Floor:-



RECEPTION HALL Entrance door with spy hole and double glazed windows either side. Engineered oak wood flooring. Radiator. Thermostat control for heating. Built-in under stairs storage cupboard. Staircase with turned wood balustrade to first floor landing. Coving.

CLOAKROOM 2.33m x 1.04m (7'8" x 3'5"). White WC and pedestal wash basin with tiled splashback. Radiator. Extractor fan. Coving.



LOUNGE 5.94m x 4.69m (19'6" x 15'5"). Engineered oak wood flooring. Two radiators. Coal effect living flame gas fire with polished stone surround and hearth. Television and telephone points. Decorative coving. Double glazed window to front aspect. Double glazed windows either side of double glazed doors to a block and paved patio and the rear garden.



FAMILY ROOM 3.86m x 3.17m (12'8" x 10'5"). Radiator. Decorative coving. Double glazed window to rear aspect.

STUDY 4.11m x 2.64m (13'6" x 8'8"). Radiator. Telephone point. Coving. Two double glazed windows to front aspect.



KITCHEN 4.62m x 3.42m (15'2" x 11'3"). Work surfaces with cupboards and drawers below and an inset stainless steel 1½ bowl single drainer sink with mixer tap. Tiled splashback. Matching wall cupboards and glass fronted display cupboards. Open corner display shelves. Tall unit housing a built-in fan assisted oven and grill with cupboards above and below. Inset 6 burner stainless steel gas hob with a stainless steel splashback and stainless steel extractor above. Integrated dishwasher. Space for fridge/freezer. Radiator. Coving. Inset ceiling spotlights. Double glazed window to rear aspect. Wide opening to dining room.

washing machine. Water softener. Space for fridge/freezer. Radiator. Wall mounted gas fired boiler. Coving. UPVC door with two double glazed panels to the side patio.

On the First Floor:-



LANDING Radiator. Telephone point. Built-in airing cupboard with slatted shelves and a Titan Flowmaster hot water cylinder (pressurized system). Coving. Loft access hatch. Double glazed window to front aspect.



EN-SUITE SHOWER ROOM 2.43m x 1.85m (8' x 6'1"). Partially tiled walls and a corner shower cubicle with a thermostatic mixer shower. Wash basin with cupboards and drawers below. WC. Chrome towel radiator. Tiled floor with electric under floor heating. Extractor fan. Coving. Inset ceiling spotlights. Double glazed window to front aspect.



DINING ROOM 3.27m x 3.20m (10'9" x 10'6"). Designer radiator. UPVC double glazed doors to a paved patio area to the side of the property and UPVC double glazed sliding patio door to a paved patio and the rear garden.

UTILITY ROOM 2.33m x 2.21m (7'8" x 7'3"). Worktops with cupboards and drawers below. Tiled splashback. Matching wall cupboards. Utility space below work surface with plumbing for



BEDROOM 1 4.62m x 4.03m (15'2" x 13'3"). Radiator. Television and telephone points. Coving. Double glazed windows to side and rear aspects. Opening archway to dressing area.

DRESSING AREA 1.93m x 1.39m (6'4" x 4'7") to wardrobe fronts. Built-in double wardrobes and shelved storage cupboards either side. Coving. Inset ceiling spotlights. Door to en-suite shower room.



BEDROOM 2 4.69m x 3.04m (15'5" x 10'). Radiator. Telephone point. Coving. Double glazed window to rear aspect.

BEDROOM 3 3.86m x 3.17m (12'8" x 10'5"). Radiator. Coving. Double glazed window to rear aspect.

BEDROOM 4 3.55m x 2.74m (11'8" x 9'). Radiator. Television point. Coving. Double glazed window to front aspect.



FAMILY BATHROOM 2.61m x 2.10m (8'7" x 6'11"). White suite comprising panelled double ended bath with mixer tap and shower attachment, wash basin with cupboards below, WC with concealed cistern. Part tiled walls. Tiled corner shower cubicle with a thermostatic mixer shower. Tiled floor with electric under floor heating. Chrome towel radiator. Extractor fan. Coving. Inset ceiling spotlights. Double glazed window to front aspect.

OUTSIDE

A shared driveway leads to a private driveway with parking for five vehicles and space in front of a detached double garage with twin up and over doors and door to rear.



The front garden is laid to lawn with established flower and shrub beds and there is a paved patio area on the south-west side of the house. A gate leads to the side of the property and round to the rear garden which is enclosed and laid to lawn with established trees and flower and shrub beds and borders.



There are two linked paved and block patios to the rear of the property and a small vegetable garden to the side of the house. Outside cold water tap to the rear of the property.

AGENT'S NOTE: The photographs shown in this brochure have been taken with a camera using a wide angle lens and therefore interested parties are advised to check the room measurements prior to arranging a viewing.

Viewing strictly by prior appointment through the selling agents' Norwich Office. Tel: 01603 629871

These Particulars were prepared in May 2016. Ref: NRS5930

Energy Performance Certificate

5, Edenhurst Close, NORWICH, NR4 7QT
 Dwelling type: Detached house
 Date of assessment: 09 June 2016
 Date of certificate: 09 June 2016
 Use this document to:
 • Compare current ratings of properties to see which properties are more energy efficient
 • Find out how you can save energy and money by installing improvement measures

Reference number: 8336-7226-4560-3511-8002
 Type of assessment: RdSAP existing dwelling
 Total floor area: 183 m²

| | | |
|---|--|---------|
| Estimated energy costs of dwelling for 3 years: | | £ 3,630 |
| Over 3 years you could save | | £ 453 |

| Estimated energy costs of this home | | | |
|-------------------------------------|----------------------|----------------------|-----------------------------------|
| | Current costs | Potential costs | Potential future savings |
| Lighting | £ 336 over 3 years | £ 336 over 3 years | |
| Heating | £ 2,826 over 3 years | £ 2,595 over 3 years | |
| Hot Water | £ 468 over 3 years | £ 248 over 3 years | |
| Totals | £ 3,630 | £ 3,177 | You could save £ 453 over 3 years |

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating

| | | |
|--|---|---|
| <p>Very energy efficient - lower running costs</p> <p>A (92-100)</p> <p>B (81-91)</p> <p>C (69-80)</p> <p>D (55-68)</p> <p>E (39-54)</p> <p>F (21-38)</p> <p>G (1-20)</p> <p>Not energy efficient - higher running costs</p> | <p>Current Potential</p> <p>73 82</p> | <p>The graph shows the current energy efficiency of your home.</p> <p>The higher the rating the lower your fuel bills are likely to be.</p> <p>The potential rating shows the effect of undertaking the recommendations on page 5.</p> <p>The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p> |
|--|---|---|

Top actions you can take to save money and make your home more efficient

| Recommended measures | Indicative cost | Typical savings over 3 years | Available with Green Deal |
|--|-----------------|------------------------------|---------------------------|
| 1. Replace boiler with new condensing boiler | £2,200 - £3,000 | £ 303 | ✔ |
| 2. Solar water heating | £4,000 - £6,000 | £ 147 | ✔ |
| 3. Solar photovoltaic panels, 2.5 kWp | £5,000 - £8,000 | £ 828 | ✔ |

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/keepingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.





GROUND FLOOR
APPROX. FLOOR
AREA 1073 SQ.FT.
(99.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 963 SQ.FT.
(89.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 2036 SQ.FT. (189.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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