



11a Town Close Road, Norwich, NR2 2NB

GUIDE £725,000



An exceptional Town House on the Town Close Estate in a quiet position with three reception rooms and four bedrooms. Private garden and driveway. Well maintained throughout. Viewing highly recommended.

DESCRIPTION

A good opportunity to acquire a first class residence on the Town Close Estate that has not come to the market for 25 years. This former Coach House is constructed of brick with a slate roof and was converted about 30 years ago. The vendors have created a super family home over their period of occupation and the accommodation is flexible and well arranged on two floors with an open plan feel.

The property benefits from four bedrooms, three reception rooms, plus conservatory and has delightful and extensive private gardens with side terrace. It has been well maintained and improved over the years and is in very good decorative order throughout and ready for immediate occupation. All mains services are connected and there is a gas central heating system.

LOCATION

The house is situated within walking distance of the centre of Norwich, being situated between Newmarket Road and

Ipswich Road in one of the prime residential areas of the city in a semi-rural setting. There are local shopping and transport facilities nearby in Unthank Road and schools are within walking distance. The inner link road is close by, together with sports facilities in Lime Tree Road and easy access to the A11 as well.

DIRECTIONS

Proceed out of Norwich on the Ipswich Road and turn right onto Town Close Road. Take the first left down a private drive and the property is the first on the left.

ACCOMMODATION

On the Ground Floor:-

ENTRANCE HALL

Door to cloakroom and access through to ground floor accommodation. Stairs to first floor. Marmoleum flooring.

CLOAKROOM

Window to front. Wash hand basin. Low level WC. Radiator. Space for hanging coats.

DINING ROOM



French doors to terrace. Door to study/family room. Disused central fireplace acting as a feature. Adjoining

under stairs cupboard and pantry. Ceiling spotlights. Leading through to kitchen/breakfast room.

KITCHEN/BREAKFAST ROOM



Window to side and rear. Door to side terrace and formal garden. The kitchen has been well arranged and was installed in 2001 to a high standard, having been built by local craftsmen. Low level and wall mounted cupboards and drawer units. Granite work surfaces. Space for fridge. Plumbing for dishwasher. Built-in AEG electric fan oven. 5 ring gas hob. Built in Neff microwave oven. Extractor fan.



Breakfast bar. Ceiling spotlights. Corner cupboard with roller shutter. Deep built-in cupboard housing wall

mounted Alpha combination gas boiler providing domestic hot water and central heating to the property, plumbing for washing machine, space for tumble dryer and general storage. Marmoleum flooring.

STUDY/FAMILY ROOM



Situated off the dining room, with large bay window to front and window to rear. Radiator.

SITTING ROOM



Twin windows to side and window to rear having views of garden. French door to conservatory. Fireplace with decorative cast iron surround, tiled hearth and cast iron grating. Radiator. TV point. Picture rail.

CONSERVATORY



A light and airy room with French doors to formal garden.

On the First Floor:-

LANDING

An L-shaped landing with doors to bedrooms and family bathroom. Skylight and window to side. Radiator.

BEDROOM 1



A double room with windows to front and rear. Door to en-suite facilities. Hatch to roof space. Radiator.

EN-SUITE SHOWER ROOM



Window to rear. Well fitted, with matching suite including low level WC, circular wall mounted wash hand basin and individual shower unit. Heated towel rail. Fully tiled. Ceiling spotlights. Marmoleum flooring.

BEDROOM 2



A double room with window to front. Door to shower room. Disused fireplace with cast iron surround.

EN-SUITE SHOWER

Fully tiled shower cubicle and wall mounted wash hand basin. Electric under floor heating system for shower cubicle only.

BEDROOM 3



A double room with window to front. Radiator. Range of cupboards with sliding doors providing hanging and storage space. Radiator.

BEDROOM 4



A double room with window to side and skylight to rear. Corner built-in cupboards. Radiator.

FAMILY BATHROOM



Velux roof light. Fitted to a high standard and including bath unit with shower attachment, low level WC, irregular shaped wall mounted wash hand basin. Heated towel rail. Part tiled mosaic walls and traditional tiled walls. Fitted cupboards.

OUTSIDE

The property is approached from Town Close Road and a private drive which serves a number of properties leads up to the front of the house and past the main entrance to the drive and formal garden area.



The gardens are a major feature of the property, extending to the side and offering a great deal of privacy. They were created by the vendors some years ago and the formal garden area is arranged on two levels, being mainly laid to lawn with flower borders and specimen trees.

There are terraces adjoining the conservatory and the kitchen area, with a pathway leading to the back of the house where there is further space and a garden shed as well.



In addition there is a delightful terrace at the front of the property adjoining the entrance hall for use in the summer months.

SERVICES

Mains water, electricity, gas and drainage are connected to 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 October 2015.
Ref: NRS5804



Energy Performance Certificate

SAP
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11a, Town Close Road, NORWICH, NR2 2NB

Dwelling type: Detached house Reference number: 8352-6525-9960-4819-7922
 Date of assessment: 21 May 2012 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 21 May 2012 Total floor area: 155 m²

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

Estimated energy costs of dwelling for 3 years:	£ 5,043
Over 3 years you could save	£ 2,205

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 402 over 3 years	£ 219 over 3 years	You could save £ 2,205 over 3 years
Heating	£ 4,329 over 3 years	£ 2,343 over 3 years	
Hot Water	£ 312 over 3 years	£ 276 over 3 years	
Totals	£ 5,043	£ 2,838	

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

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

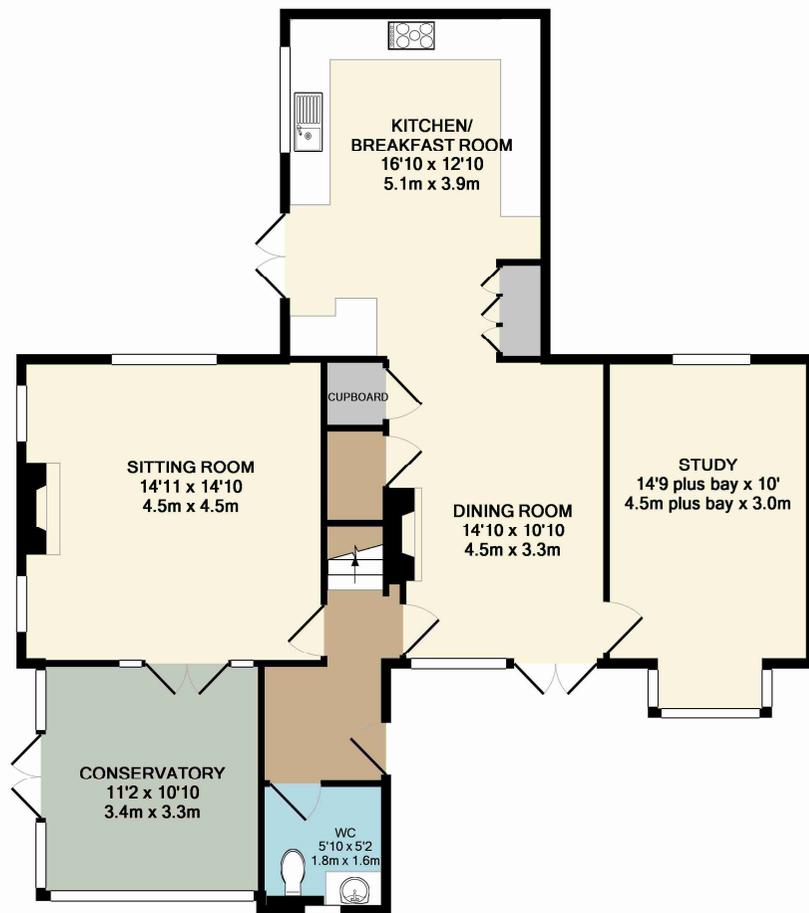
The graph shows the current energy efficiency of your home.
 The higher the rating the lower your fuel bills are likely to be.
 The potential rating shows the effect of undertaking the recommendations on page 3.
 The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

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 Internal or external wall insulation	£4,000 - £14,000	£ 1,347	<input checked="" type="checkbox"/>
2 Floor insulation	£800 - £1,200	£ 279	<input checked="" type="checkbox"/>
3 Draught proofing	£80 - £120	£ 48	<input checked="" type="checkbox"/>

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy 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 997 SQ.FT.
(92.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 780 SQ.FT.
(72.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 1777 SQ.FT. (165.1 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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