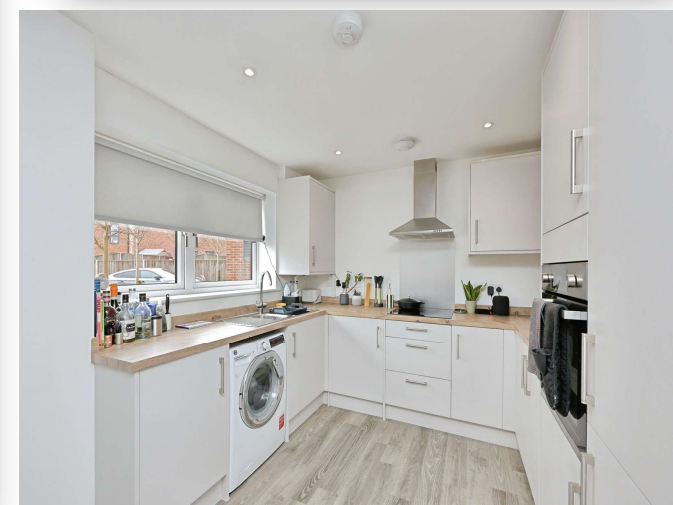




Calthorpe Drive, Cringleford Norwich NR4 6FJ

welcome to

Calthorpe Drive, Cringleford Norwich

A spacious and inviting ground floor apartment with two allocated parking spaces and well presented accommodation throughout! Set within one of Cringleford's most desirable residential pockets



Communal Entrance

Security door to front aspect, video telephone access, door to property.

Entrance Hall

Door from communal entrance, LVT flooring, radiator, doors to all rooms.

Lounge / Dining / Kitchen

27' x 12' 6" narrowing to 9' 7" (8.23m x 3.81m narrowing to 2.92m)

Lounge Area - Double glazed window to rear aspect, LVT flooring, radiator.

Kitchen / Dining Area - Double glazed window to rear aspect, modern fitted kitchen comprising a range of wall and base units, work surfaces over, inset stainless steel sink and drainer, electric oven, ceramic hob, integrated fridge / freezer, plumbing and space for washing machine, wall mounted gas fired central heating boiler, LVT flooring, radiator.

Bedroom One

9' 7" x 15' 7" (2.92m x 4.75m)

Double glazed window to front aspect, LVT flooring, radiator.

Bedroom Two

9' 2" x 13' 7" (2.79m x 4.14m)

Double glazed window to front aspect, LVT flooring, radiator.

Bathroom

Double glazed window to front aspect, modern white suite comprising L shaped bath with mixer tap and mains fed shower over with glass shower screen, pedestal sink, low level wc, LVT flooring, shaver point, chrome heated towel rail



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welcome to

Calthorpe Drive, Cringleford Norwich

- Ground Floor Apartment
- Well-Proportioned Bedrooms, Including a Superb Principal Suite
- Two Allocated Parking Spaces & Lockable Bike Shed/Storage Room
- Attractive Modern Home in a Highly Sought-After Cringleford Development
- Spacious Dual-Aspect Living Areas Filled with Natural Light

Tenure: Leasehold EPC Rating: B

Council Tax Band: B Service Charge: 960.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2020. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

£185,000

directions to this property:

Proceed out of Norwich via St Stephens Road and Newmarket Road continuing over the ring road roundabout until you reach the Cringleford Interchange where you will need to take your first exit onto Holme Avenue and then first left into Calthorpe Drive where the property will be located on your right hand side.



Please note the marker reflects the postcode not the actual property

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Property Ref:
UNR107009 - 0010

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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