



**Bek Close**  
**Norwich, NR4 7NT**  
**Offers in the region of £365,000**

**claxtonbird**  
residential

## Bek Close, Norwich, NR4 7NT

Welcome to this charming detached bungalow located on the peaceful Bek Close in Norwich. This lovely property boasts two reception rooms, perfect for entertaining guests or simply relaxing with your family. With four cosy bedrooms, there is ample space for everyone to enjoy their own private retreat. The property features a well-maintained bathroom and a separate W.C., ensuring convenience for all residents. Situated in a quiet cul-de-sac, you can enjoy tranquillity and privacy in this desirable location.

Conveniently located close to shops and parks, this bungalow offers the best of both worlds - a peaceful retreat within easy reach of amenities and green spaces. Don't miss the opportunity to make this delightful property your new home!

### Entrance Porch

Entrance door, door to:

### Entrance Hall

Radiator.

### Cloakroom

Suite comprising of W.C. and hand wash basin, double glazed window to the side.

### Sitting Room 16'9" x 10'9" (5.11m x 3.28m)

Radiator and double glazed window to the front. Door to:

### Bedroom One 14'5" x 8'5" (4.39m x 2.57m)

Radiator and double glazed window to the front.

### Bedroom Two 10'3" x 10'9" (3.12m x 3.28m)

Radiator and double glazed window to the rear.

### Bedroom three 10'9" x 7'4" (3.28m x 2.24m)

Radiator and double glazed window to the side.

### Bedroom Four 9'3" x 5'4" (2.82m x 1.63m)

Double glazed window to the side.

### Shower Room 7'11" x 5'3" (2.41m x 1.60m)

Modern suite comprising of shower cubicle, pedestal hand wash basin and W.C. Radiator and double glazed window to the side.

### Kitchen 9'4" x 8'7" (2.84m x 2.62m)

Fitted with a range of matching base and eye level units with work surfaces over and inset single drainer sink unit, built in electric oven and inset electric hob with extractor hood over, double glazed window to the side, opening to:

### Dining Room 11'10" x 8'5" (3.61m x 2.57m)

Radiator, window to the side, patio doors to the rear garden and door to:

### Utility/Conservatory 11'8" 5'2" (3.56m 1.57m)

Plumbing for washing machine, doors to front and rear.

### Outside

To the front there are well kept lawn gardens and a driveway providing off road parking.

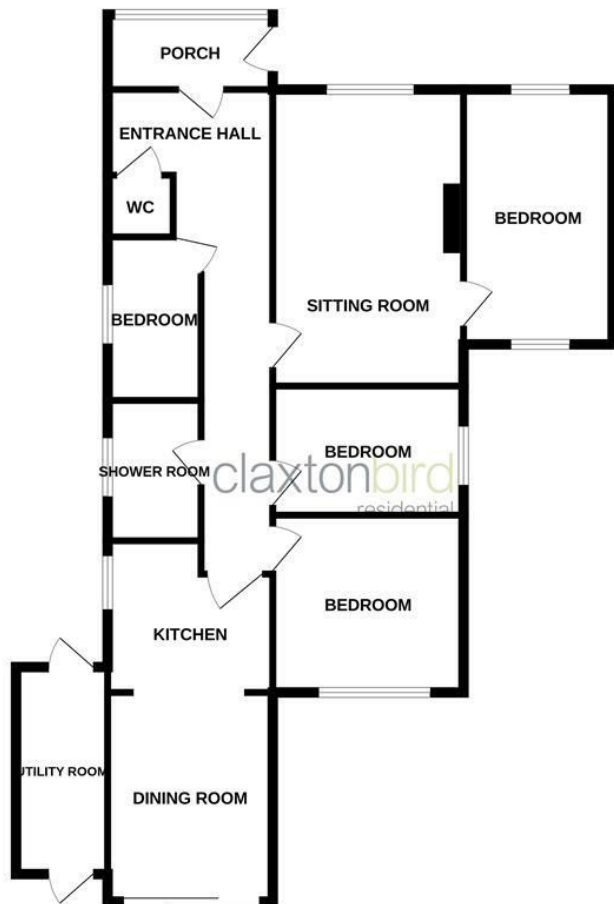
To the rear is a good size south east facing with two large patios and a lawn garden with timber shed.

### Agents Note

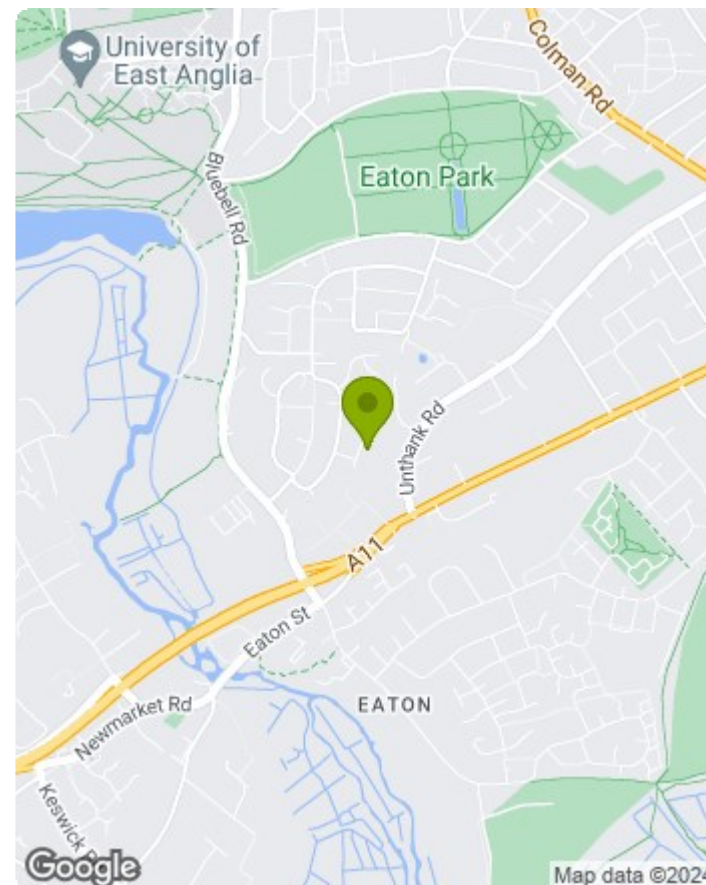
Council Tax Band D



GROUND 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

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2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

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ClaxtonBird Residential  
134 Unthank Road  
Norwich  
NR2 2RS

Tel: 01603 733002

Email: [norwich@claxtonbird.co.uk](mailto:norwich@claxtonbird.co.uk)

[www.claxtonbird.co.uk](http://www.claxtonbird.co.uk)

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