



Maple Drive
Norwich, NR2 4DG
Guide Price £270,000 - £280,000

claxtonbird
residential

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*** Guide Price £270,000 - £280,000 *** ClaxtonBird are delighted to offer this three bedroom townhouse situated just to the West of Norwich City Centre. The property is offered in excellent order throughout, boasting a modern fitted kitchen with built in appliances, sitting room with French doors leading out to the garden, separate convenient utility room and ground floor cloakroom. On the first floor there are three well proportioned bedrooms and family bathroom all off landing. Externally, there is brick weave driveway parking to the front for two cars and an enclosed garden to the rear. The property has gas central heating and double glazing throughout. Nearby, is Sycamore Crescent Wood Nature Reserve, offering a short scenic stroll to the River Wensum. Offered for sale with no onward chain.

Entrance Hall

Double glaze composite entrance door, stairs to first floor and tiled floor.

Sitting Room 10'11" max x 19'5" (3.33m max x 5.93m)

Upvc double glazed window to front aspect, upvc double glazed French doors leading out to the garden, oak floor, fitted shelving and storage cupboard to recesses and radiator.

Kitchen 8'1" x 14'3" (2.48m x 4.35m)

Modern fitted kitchen comprising wall and base units with quartz work surfaces over, under-mount sink with mixer tap, built in fridge and freezer, Neff double stainless steel oven, Neff induction hob with Neff canopy extractor over, breakfast bar with storage beneath, pantry cupboard, stainless steel splash back, part tiled walls, tiled floor, chrome sockets radiator and upvc double glazed window to front aspect.

Utility Room 6'9" x 4'8" (2.08m x 1.43m)

Work surfaces with plumbing for washing machine and dishwasher beneath, wall mounted central heating boiler, tiled floor and upvc double glazed door leading out to the garden.

Cloakroom

Low level WC, wash hand basin set in vanity unit with mixer tap, fully tiled walls, tiled floor, under stairs storage cupboard, radiator and upvc double glazed window to rear aspect.

First Floor Landing

Upvc double glazed window overlooking the garden, dado rail, loft access and doors to all first floor rooms.

Bedroom 13'9" x 9'10" (4.21m x 3.02m)

Upvc double glazed window to front aspect, over stairs storage cupboard, shelving and radiator.

Bedroom 10'11" plus recess x 12'2" max (3.34m plus recess x 3.73m max)

Upvc double glazed window to front aspect, built in wardrobe with rail and shelving, and radiator.

Bedroom 7'11" plus recess x 8'3" (2.42m plus recess x 2.54m)

Upvc double glazed window overlooking the garden, wood effect floor and radiator.

Bathroom

Three piece suite comprising panel bath with electric shower over, wash hand basin set in vanity unit with mixer tap, low level WC, part tiled walls, tiled floor, chrome towel rail radiator and two upvc double glazed windows to rear aspect.

Front Garden

Brickweave driveway parking for two cars, shrub and hedge border, side access and pathway leading to the entrance door.

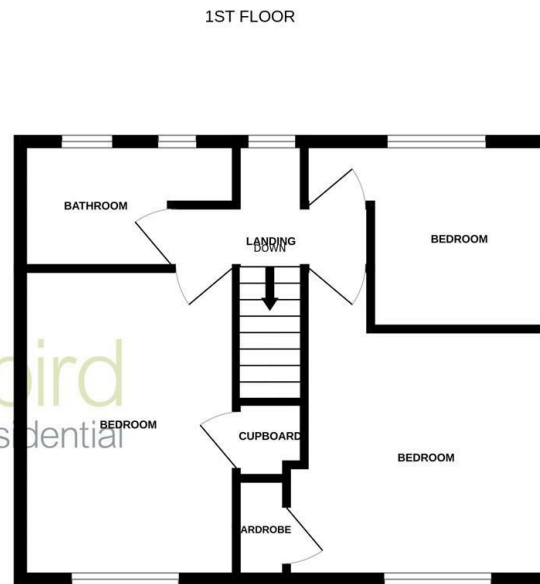
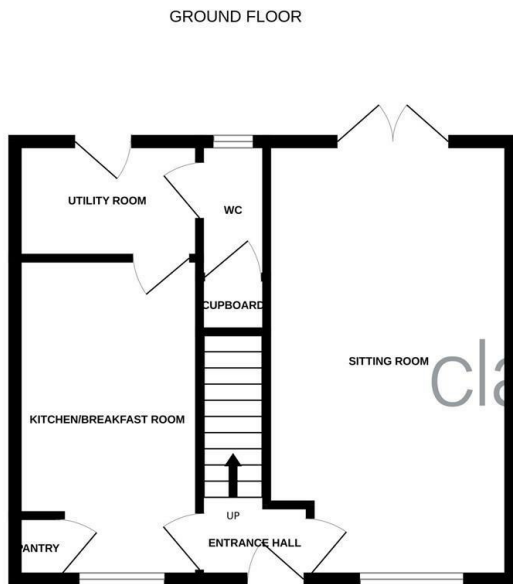
Rear Garden

Fully enclosed by mature hedging and fencing with Indian sandstone patio providing ample space for outside table and chairs, inset shingle, raised artificial turf, timber storage shed, outside light and gated access leading to the front of the property.

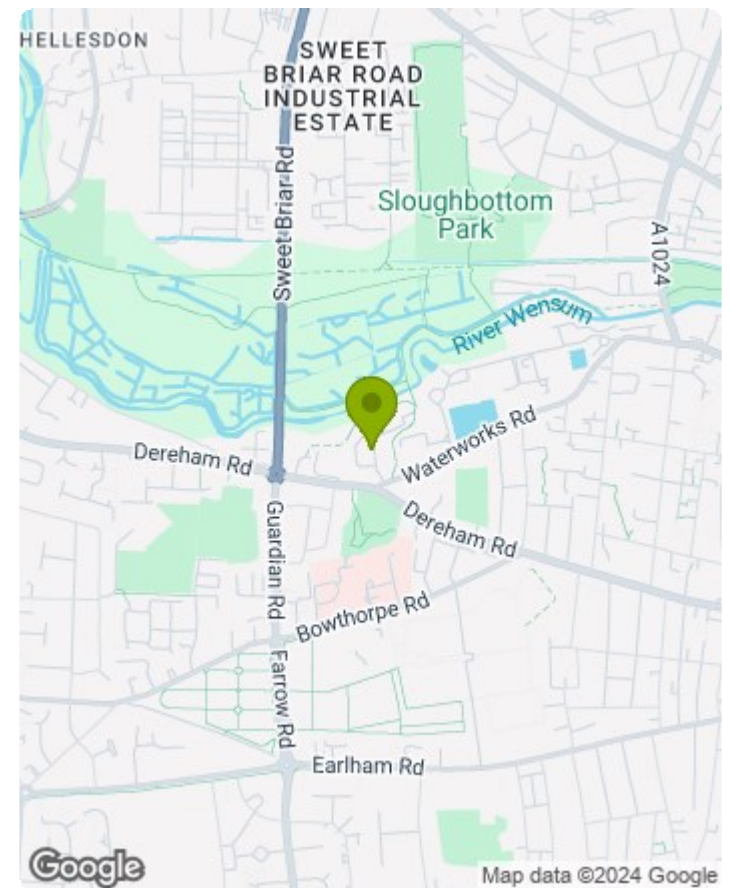
Agents Note

Council Tax Band B
EPC Rating D





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			85
(81-91) B			
(69-80) C			
(55-68) D		68	
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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- 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.
- 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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