



**Meadow Rise Road
Norwich, NR2 3QF
Guide Price £400,000**

claxtonbird
residential

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ClaxtonBird are delighted to offer this charming detached bungalow, positioned down a quiet cul-de-sac, within the highly sought-after Golden Triangle area of Norwich. Internally, the accommodation is offered in good repair throughout, although it would benefit from cosmetic updating, presenting an excellent opportunity to truly make it your own. In brief, the accommodation comprises an entrance hall, two reception rooms, kitchen/breakfast room, three bedrooms and bathroom. Outside, there is a brick weave driveway providing ample off-road parking space, complemented by a garage for additional convenience. One of the standout features of this home is its eco-friendly attributes, including triple glazing, solar panels, and an air source heat pump, all contributing to the energy efficiency and sustainability. This bungalow presents a wonderful opportunity to create a comfortable home in a desirable location. Offered for sale with no onward chain.

Entrance Hall

Upvc triple glazed entrance door, upvc triple glazed window to front aspect, storage cupboard with shelving, cupboard housing the water cylinder, shelving, loft access and radiator.

Sitting Room 17'5" x 14'5" max into recess (5.31 x 4.41 max into recess)

Upvc triple glazed windows to side and rear aspect, shelving, radiator, wall-mounted air conditioning unit, glazed double doors to dining room and upvc triple glazed French doors leading out into the garden.

Dining Room 8'5" x 15'3" (2.57 x 4.67)

Upvc triple glazed window to rear aspect, built-in storage cupboard, shelving and radiator.

Bathroom 6'5" x 7'3" (1.98 x 2.22)

Suite comprising panel bath with shower screen and shower over, wash hand basin with mixer tap, low level WC, part tiled walls, tiled floor, shaver point, two towel rail radiators and upvc triple glazed window to front aspect.

Bedroom 6'7" x 10'8" (2.02 x 3.26)

Upvc triple glazed window to front aspect, shelving and radiator.

Bedroom 8'0" x 9'1" (2.44 x 2.77)

Upvc triple glazed window to side aspect, built-in wardrobe and radiator.

Bedroom 12'6" x 11'3" (3.82 x 3.43)

Upvc triple glazed window to rear aspect, fitted wardrobes, wall-mounted air conditioning unit, shelving and radiator.

Kitchen / Breakfast Room 15'6" max x 9'10" (4.74 max x 3.00)

Fitted kitchen comprising wall and base units with work surfaces over, sink drainer with mixer tap, cooker point, space for fridge freezer, plumbing for washing machine, fitted pantry cupboard, extractor fan, part tiled walls, radiator and upvc triple glazed windows to front and rear aspect.

Rear Lobby

Tiled floor and upvc triple glazed door leading out to the garden.

Cloakroom

Low-level WC and upvc triple glazed window to rear aspect.

Garage 17'10" x 9'10" (5.46 x 3.01)

Up and over door, upvc triple glazed window to side aspect, power, light and wall mounted battery for storage of electricity generated by the photovoltaic cells.

Front Garden

Lawned garden with flower, shrub and hedge borders, brickweave driveway parking, garage and pathway leading to the entrance door.

Rear Garden

Lawned garden enclosed by wall and fencing with patio area providing an outdoor seating area, a variety of mature flowers, shrubs and tree borders, brick-built store with power and gated access leading to the front of the property.

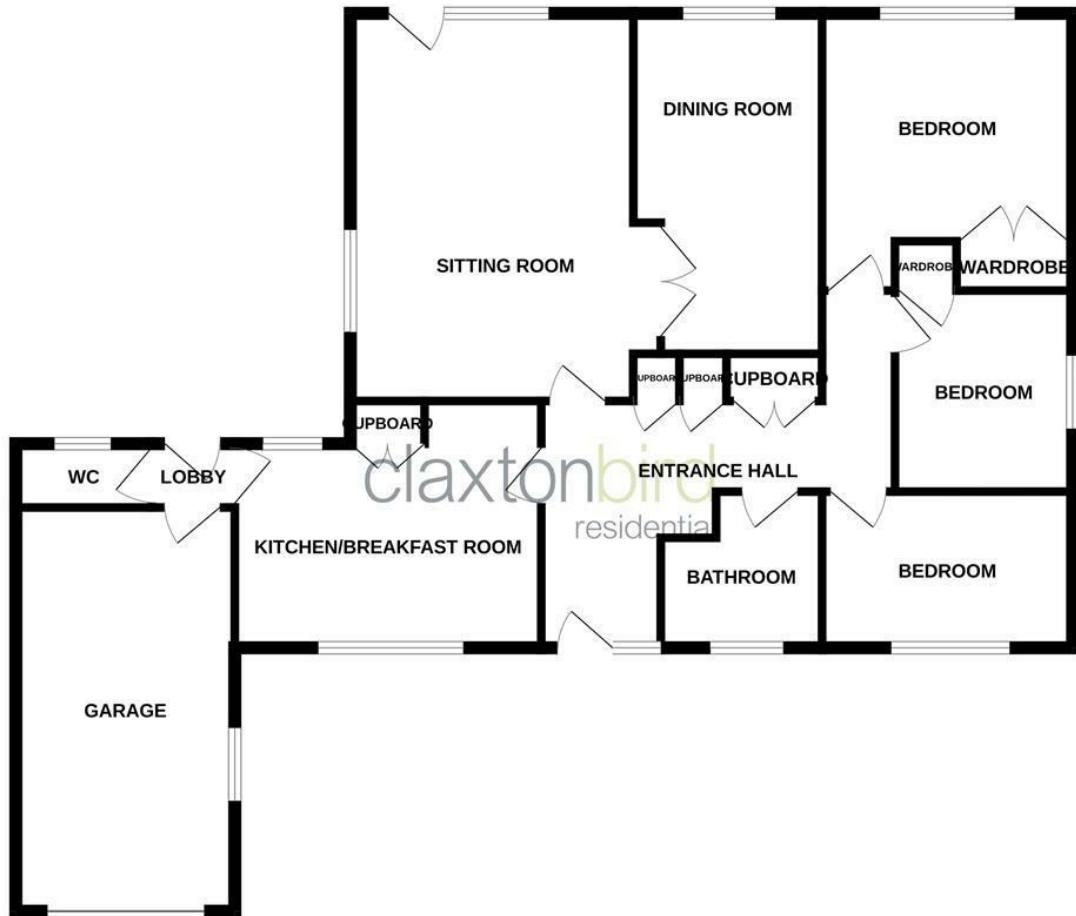
Agents Note

Council Tax Band D

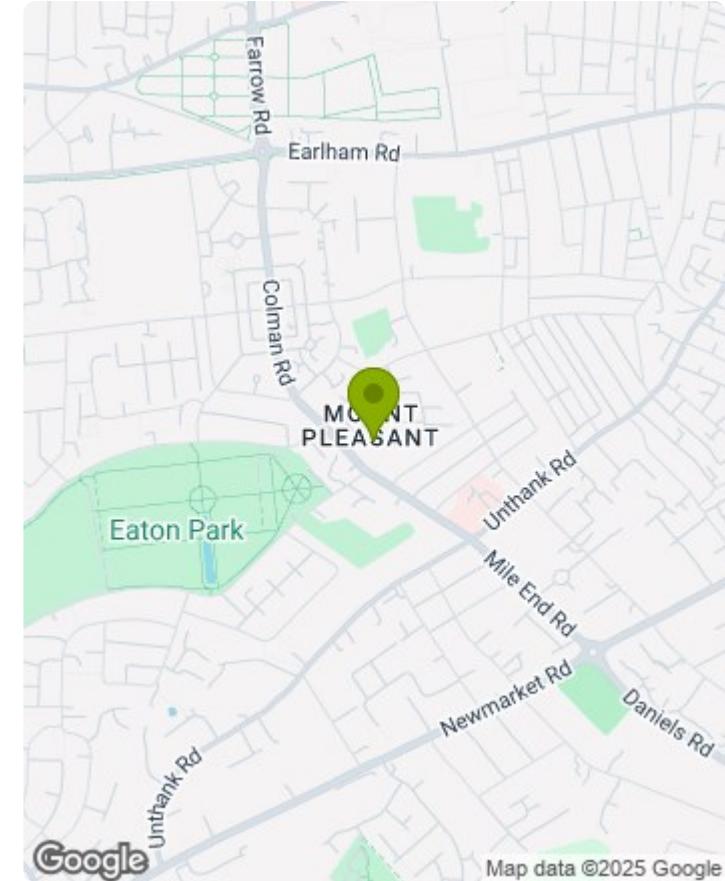
The property benefits from an air source heat pump for space/water heating, a solar thermal system for water heating, triple glazing, photo voltaic cells for electricity generation and a battery for storage of that electricity.



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

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 will be no delay in agreeing the sale.

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.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER CLAXTONBIRD LIMITED NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

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