



Rowan Way
Norwich, NR4 7PZ
Guide Price £325,000 - £350,000

claxtonbird
residential

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*** Guide Price: £325,000 - £350,000 *** Nestled within the popular Round House Park Development, this modern semi-detached townhouse offers an exceptional opportunity for families and professionals alike. Spanning three thoughtfully designed floors, the property provides versatile accommodation to suit a variety of lifestyles. On the ground floor, you'll find a spacious open-plan kitchen/dining/family room, fully equipped with built-in appliances and French doors that lead seamlessly into the garden. This level further features a utility/cloakroom designed for everyday convenience. The two upper floors feature a delightful sitting room with access to a Juliet balcony, a family bathroom, and three well-proportioned bedrooms. The master bedroom includes an ensuite bathroom for added privacy and comfort. Further highlights include driveway parking for up to three cars and a recently fitted gas central heating boiler, ensuring warmth and comfort throughout the year.

Entrance Hall

Entrance door, stairs to first floor, tiled floor and radiator.

Utility/Cloakroom

Base units with work surfaces over, built-in washing machine, pedestal wash hand basin, WC, cupboard housing the gas central heating boiler, tiled floor, radiator and double glazed window to front aspect.

Kitchen / Dining / Family Room 21'7 max x 14'3 (6.58m max x 4.34m)

Kitchen Area

Fitted kitchen comprising a range of matching base and eye level units with work surfaces over, inset one and a half bowl single drainer stainless steel sink unit with mixer tap, built-in appliances including double oven, inset gas hob with extractor hood over, upright fridge freezer and dishwasher, large understairs storage cupboard, tiled floor and radiator. Extending to:

Dining / Family Room

French doors opening out to the garden, side panel windows and radiator.

First Floor Landing

Double glazed window to front aspect, stairs to second floor and radiator.

Sitting Room 14'3 x 14'0 max (4.34m x 4.27m max)

Double glazed windows and French doors opening to the Juliet balcony, and two radiators.

Bathroom

Modern white suite comprising bath with mixer tap and shower over, wash hand basin with mixer tap, WC, tiled walls, tiled floor and radiator.

Bedroom 9'3 x 7'9 (2.82m x 2.36m)

Double glazed window to front aspect and radiator.

Second Floor Landing

Built-in storage cupboard and access to part boarded loft via pull-down ladder.

Master Bedroom 14'3 x 13'10 (4.34m x 4.22m)

Two Velux-style windows to rear aspect, built-in double wardrobe, radiator and door to en-suite.

En Suite

Suite comprising fully tiled shower cubicle, wall-mounted wash hand basin, WC, tiled floor, radiator and double glazed window to side aspect.

Bedroom 14'3 x 9'1 + wardrobes (4.34m x 2.77m + wardrobes)

Double glazed window to front aspect, built-in wardrobes and radiator.

Front Garden

Laid to lawn with well-maintained plants and shrubs, and a pathway leading to the entrance door. The driveway is located to the side of the property, providing off-road parking for three cars.

Rear Garden

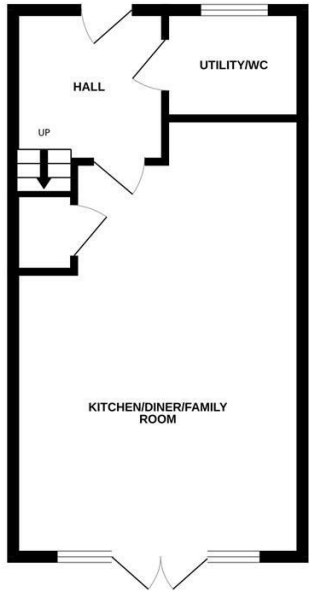
Fully enclosed by fencing and laid to lawn with a patio seating area, timber garden shed and access to driveway.

Agents Note

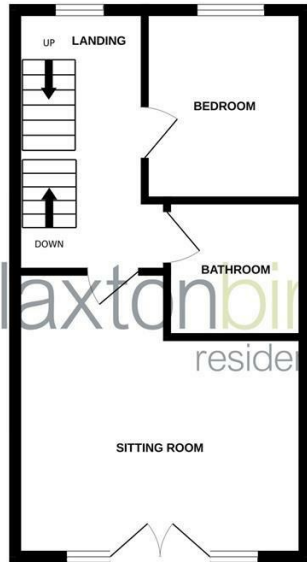
Council Tax Band D



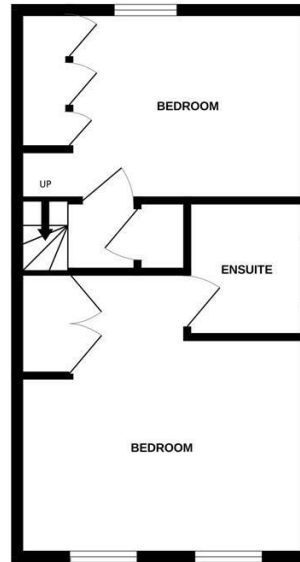
GROUND FLOOR



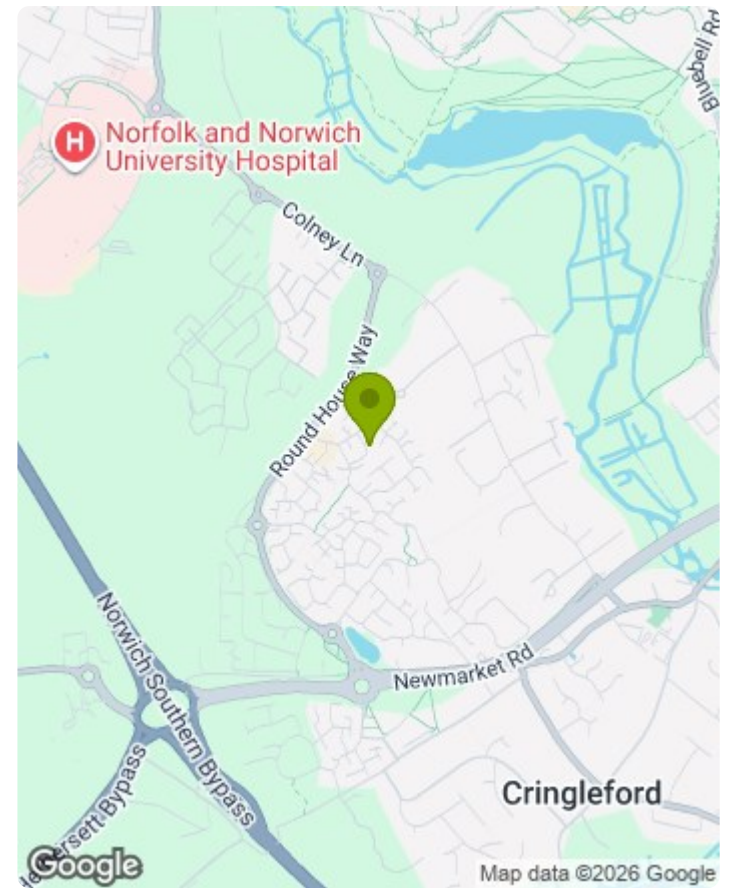
1ST FLOOR



2ND 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			95
(81-91) B		85	
(69-80) C			
(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	

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