

HADLEY TAYLOR

22 KESWICK ROAD, NORWICH NR4 6UG

**DETACHED FAMILY HOUSE LOCATED IN THIS HIGHLY DESIRABLE RESIDENTIAL AREA WITH ENTRANCE HALL, SITTING ROOM, DINING ROOM, GARDEN ROOM, OFFICE, KITCHEN, UTILITY ROOM, GROUND FLOOR SHOWER ROOM, 4 BEDROOMS, BATHROOM, DOUBLE GARAGE, STUNNING SOUTH FACING HALF ACRE PLOT, DOUBLE GLAZING AND GAS FIRED CENTRAL HEATING
ENERGY RATING D**



Sitting Room



Dining Room



Kitchen



Garden Room



Rear Garden



Rear Garden



GUIDE PRICE £825,000

Note: Hadley Taylor for themselves and for the vendor or lessees of this property whose agents they are given notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of, an offer or contract: (ii) all descriptions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchaser or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Hadley Taylor has any authority to make or give any representation or warranty whatever in relation to this property.



**Hadley Taylor Estate Agents, 37a Leopold Road, Norwich, NR4 7PJ
Tel: 01603 250248 www.hadleytaylor.com**

Location

The property is located within 3 miles of the centre of Norwich, the cathedral city and regional centre of East Anglia. The city boasts a lively night life, cultural and social activities as well as good shopping and an historic centre. State, faith and independent schools for all age groups, a Waitrose supermarket, the Norfolk and Norwich hospital, the University of East Anglia, public houses and Eaton Park are all within easy reach.

Accommodation

The ground floor accommodation comprises entrance hall, sitting room with fireplace and French doors to the back garden, dining room, garden room, office, kitchen, utility room and shower room. On the first floor there are 4 bedrooms and a bathroom off the galleried landing. The house is well presented throughout and benefits from gas fired central heating and double glazing.

Outside

The front garden provides off road parking for several vehicles with shrub beds, lawn and a driveway leading to the double garage. In total the plot extends to about half an acre (stms). The beautifully landscaped south facing rear garden is a particular feature of the property and is laid to sweeping lawns with an ornamental pond, raised terrace, mature shrub borders, numerous mature trees, summer house, timber garden shed and a green house. There is a garden store built under the raised terrace at the rear of the house which could be converted into a studio or office if required. To the side of the property there is a hard standing area suitable for storage of a caravan or boat trailer. The double garage has power, light and sliding timber doors.

Directions

Leave Norwich on Newmarket Road, cross over the outer ring road, take the left hand fork down into Eaton Village, cross over the hump back bridge into Cringleford, turn left into Keswick Road and the property can be found on the right hand side of the road.

Local Authority

South Norfolk Council

Services

We understand that mains electricity, gas, water and sewerage are connected to the property.

Viewing

Strictly through Vendor's sole agents: Hadley Taylor 01603 250 248

Selling your home

Why not take advantage of our free market appraisal and valuation service? Ask about our competitive commission rates, our unique value added services to vendors, our innovative marketing and extensive advertising coverage.

Hours of Business

Monday to Friday: 0900 – 1730

Saturdays: 0930 – 1500.

TOTAL FLOOR AREA: 2447 sq.ft. (227.4 sq.m.) approx.

