

HADLEY TAYLOR

24 SUNNINGDALE, NORWICH NR4 6AQ

**EXCELLENTLY PRESENTED DETACHED FAMILY HOUSE LOCATED IN ONE OF THE CITY'S MOST SOUGHT AFTER RESIDENTIAL AREAS WITH ENTRANCE HALL, SITTING ROOM, DINING ROOM, STUDY, GARDEN ROOM, MODERN KITCHEN/BREAKFAST ROOM WITH INTEGRATED APPLIANCES, GROUND FLOOR CLOAKROOM, 4 DOUBLE BEDROOMS, FAMILY BATHROOM, EN-SUITE SHOWER ROOM, DOUBLE GLAZING, GFCH, SOUTH WEST FACING GARDEN AND DOUBLE GARAGE
ENERGY RATING C**



GUIDE PRICE £650,000



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



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.

Location

The property is located within two 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, Eaton Park and public houses are all within easy reach. The Norfolk and Norwich University hospital and the University of East Anglia are also close by.

Accommodation

The ground floor accommodation comprises of an entrance hall, sitting room with fireplace and sliding patio doors to the garden, garden room with patio doors to the garden, dining room, study, modern kitchen/breakfast room with integrated appliances and ground floor cloakroom. On the first floor there are four double bedrooms and a family bathroom off the landing and an en-suite shower room to bedroom one.

The property benefits from gas fired central heating and double glazing with an excellent energy rating and is excellently presented throughout.

Outside

The front garden is laid to artificial grass with shrub beds and a path leading to the front door. The rear garden is laid to a patio with shrub beds. To the south west side of the property the garden is laid to artificial grass with shrub borders, patio and trees. To the north east side of the property there is a driveway providing off road parking for several cars leading to the double garage.

Directions

Leave the city on Newmarket Road, cross over the outer ring road, take the fifth left hand turn onto Sunningdale and the property can be found on the right hand side of the road.

Local Authority

Norwich City 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

Hours of Business

Monday to Friday: 0900 – 1730

Saturdays: 1000 – 1300



Sitting Room



Kitchen



Garden Room



Dining Room



Bedroom 1



Garden