

Ben Allman
Estate & Letting Agents



3 Kiln Close

, Norwich, NR6 7HZ

Offers in the region of £240,000



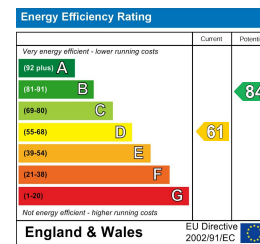
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Ben Allman Estate Agents Office on 01603 555577 if you wish to arrange a viewing appointment for this property or require further information.

- Three Bedroom Semi Detached House
- Substantial Front Garden
- Garage To The Rear With A Parking Space
- Ample Storage Throughout
- Two Double Bedrooms
- Fully Enclosed West Facing Rear Garden
- Scope For An Open Plan Kitchen Diner
- Quiet Cul De Sac Location
- An Aarray Of Well Rated Schools Within Walking Distance
- Great Access Into The City Centre



Tucked away in the quiet cul-de-sac of Kiln Close, this three-bedroom semi-detached home offers well-proportioned accommodation, a generous front garden and an enclosed rear garden, making it a practical choice for a range of buyers.

A pathway leads through the substantial front garden to the entrance porch, providing useful space for coats and shoes before entering the main living accommodation. The living room is a comfortable and spacious reception room with plenty of space for sofas and additional furnishings. From here, a small inner hall provides access to the staircase and leads through to the dining room, where sliding patio doors open directly onto the rear garden.

The kitchen is positioned off the dining room and is fitted with a range of wall and base units, a stainless steel sink and drainer, gas oven and hob, space for a washing machine and fridge freezer, along with a useful storage cupboard. A side door provides additional access to the garden.

Upstairs, the landing gives access to all three bedrooms, the family bathroom, airing cupboard and loft hatch. Two of the bedrooms are generous doubles, with the principal bedroom overlooking the front and benefiting from a built-in wardrobe cupboard. The third bedroom offers flexibility as a child's room, guest room or home office.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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