



**Clarke Road, NR3**

Three Bedroom Townhouse - Guide £325,000

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abbotFox Land & New Homes presents this impressive end townhouse within close proximity of Norwich city centre in the much sought NR3. Part of an exclusive collection of just three uniquely designed homes.

This sophisticated, individually designed home offers an exceptional level of specification throughout with a great attention to detail. Conveniently positioned within the heart of NR3 close to Urban Lounge, Kofra Coffee shop and the renowned Fat Cat Brewery as well as a Tesco Metro.

Accommodation briefly comprises; reception hall, WC, and a kitchen dining room with French doors out onto a good sized enclosed rear garden with patio and high quality synthetic lawn. The first floor provides a sitting room, two bedrooms and family bathroom. The second floor features the principle bedroom with en suite, a dressing room and attic storage. The property has an integral garage.

## KEY FEATURES

- Brand new townhouse
- Integral garage
- First floor lounge
- Stylish finish throughout
- Much sought after location
- Three bedrooms, main bedroom with en suite
- Ground floor kitchen dining room
- Good sized garden
- Cloakroom
- Close to the city

## INTERNAL

- Gas fired central heating with thermostatically controlled radiators
- Smoke and heat detectors
- TV points to kitchen dining room, sitting room and principle bedroom
- WIFI and USB points to sitting room and kitchen dining room
- Timber stairs with chestnut handrail and glass balustrade
- Anthracite uPVC windows and French doors
- Grey grained flush internal doors

## KITCHEN

- Grey oak block effect worktops
- Inset stainless steel sink with swan neck tap
- Integrated electric oven, gas hob and extractor hood
- Integrated dishwasher and washer/dryer

## BATHROOMS

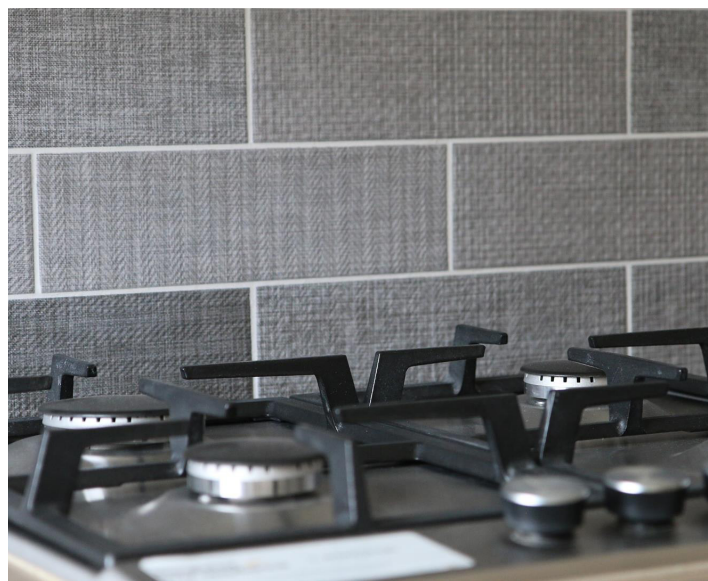
- Quality sanitary ware
- Vanity units and mirrors
- Heated towel rails to WC, bathroom and en suite
- Shaver point in bathroom

## EXTERNAL

- Landscaping to front with brick planter
- Enclosed rear garden with gate
- Rear patio
- External lighting
- Lighting and electrical sockets to garage

Further details provided upon request.



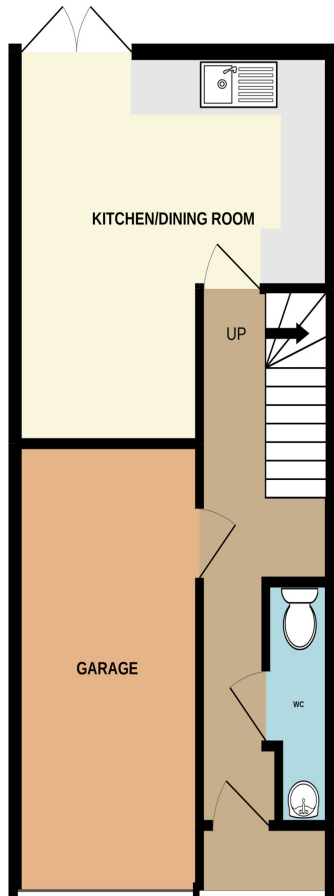




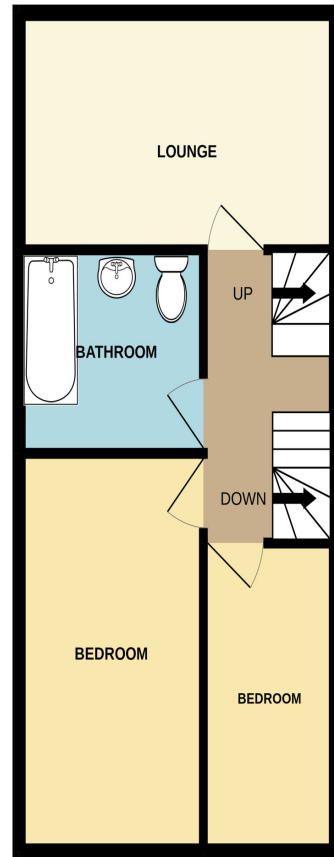
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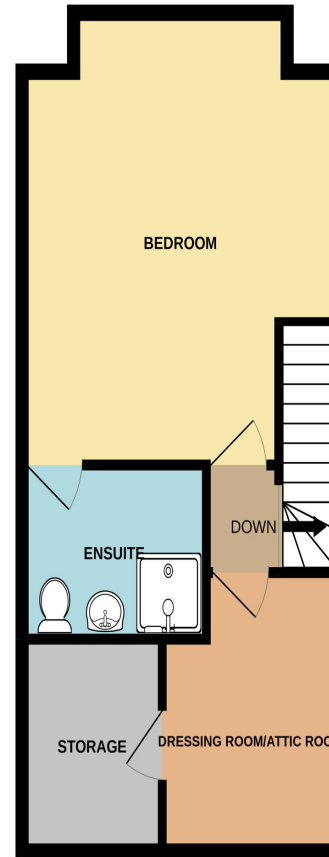
GROUND FLOOR  
54.9 sq.m. (591 sq.ft.) approx.



1ST FLOOR  
54.9 sq.m. (591 sq.ft.) approx.



2ND FLOOR  
50.0 sq.m. (538 sq.ft.) approx.



TOTAL FLOOR AREA : 159.7 sq.m. (1719 sq.ft.) approx.

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		88
(81-91)	B		
(69-80)	C		
(55-68)	D	TBC	
(39-54)	E		
(21-38)	F	34	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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