

# Astley & co



3 Dovedales  
Court  
Norwich

**Price:** Guide  
Price £210,000

## Information

Brand new refurbishment throughout and beautifully presented for this chic, modern and contemporary mid terrace house with two bedrooms set in a quiet cul-de-sac with a south facing garden.

The garden to the rear has been landscaped in a minimalist style and creates a lovely outside lounge and entertaining space. There is an en-bloc garage.

Comprising Entrance Hall, Kitchen, Lounge, Storage, First Floor Landing; Two Bedrooms and Bathroom.

Gas fired central heating, Energy Performance Certificate Rating C

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ESTATE AGENTS

## Description

### Entrance Hall

Entrance door, stairs to first floor landing, under-stairs storage, door to kitchen, radiator

### Kitchen 9' 6" x 6' 7" (2.9m x 2m)

Window to front, comprising a range of base and wall units, stainless steel sink and drainer unit, space for tall fridge freezer, freestanding electric oven, wall mounted boiler, tiled splash-backs

### Lounge 15' 7" x 12' 6" (4.75m x 3.8m)

Sliding patio doors to rear, TV point, radiator x 2, shelving, storage cupboard

### First Floor Landing

Doors to both bedrooms and bathroom, airing cupboard, loft access

### Bedroom 1 10' 6" x 10' 4" (3.2m x 3.15m)

Window to rear, radiator, fitted wardrobes to one wall

### Bedroom 2 9' 6" x 8' 2" (2.9m x 2.5m)

Window to front, cupboard, radiator

### Bathroom

Comprising bath with shower over, pedestal hand wash basin, WC, partly tiled, extractor

### Garden

Enclosed rear garden, lawn space, paved patio area, borders of flowers, shrubs and plants, rear access gate, shed

### En-bloc Garage

Up and over door

### Front

The property is set back with established front garden of flowers, plants and shrubs

## Summary of accommodation

- Mid Terrace House
- Two Bedrooms
- South Facing Garden
- Quiet Cul-de-sac
- Close to all Amenities
- Great Starter Home

Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Astley & Co Estate Agents

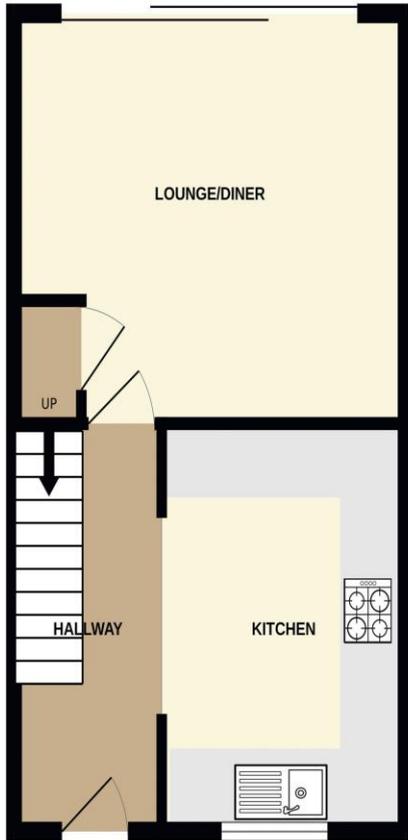
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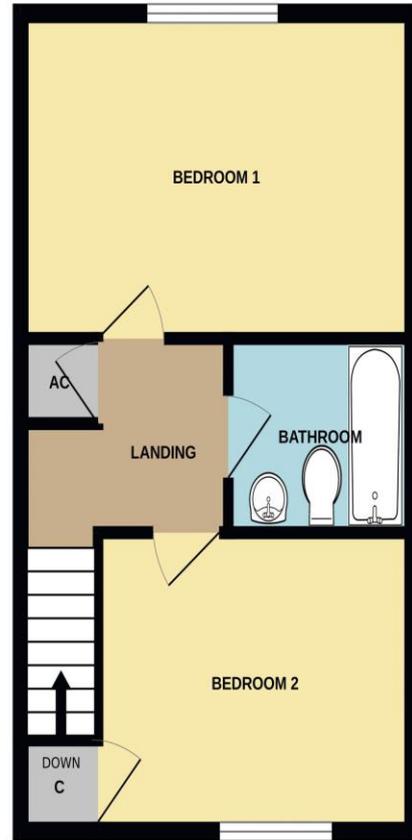
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GROUND FLOOR



1ST 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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