



22 PARK LANE, Norwich, NR2 3EE

GUIDE £775,000



22 Park Lane, Norwich, NR2 3EE



View to rear

A beautifully presented four bedroom detached Period Home in a sought after location off Earlham Road.

DESCRIPTION

22 Park Lane offers well-presented accommodation which includes three reception rooms, a large conservatory, kitchen/breakfast room, basement leisure/fitness room with hot tub, office, utility room, four bedrooms, bathroom and a shower room. There is a gas fired central heating system to radiators and the property has retained a distinct period feel.

LOCATION

The property is conveniently located within walking distance of Norwich city centre. There is a good range of shops in the local area, together with good pubs and restaurants. There are regular bus services along Earlham Road to the city centre, University of East Anglia, the Norfolk & Norwich University Hospital and the Norwich Research Park.

DIRECTIONS

From the roundabout at the top of Grapes Hill take the third exit into Convent Road and the second exit off the next roundabout into Earlham Road (B1108). Follow the road round to the left by the Roman Catholic Cathedral and continue past Chester Place,

Heigham Grove and Mill Hill Road on the left and take the next turning on the left into Park Lane where the property will be found on the left hand side.

ACCOMMODATION

On the Ground Floor:-



ENTRANCE HALL Four panel entrance door with stained glass leaded fanlight above. Concealed radiator. Thermostat control for heating. Stairs to first floor landing. Four panel door to stairs down to basement.



DRAWING ROOM 6.17m x 4.08m (20'3" x 13'5") plus bay.

Feature fireplace with white decorative fire surround and tiled hearth. Two radiators. Decorative cornicing. Ceiling rose. Bay with double glazed sash style windows to front aspect.



SITTING ROOM 4.69m x 3.96m (15'5" x 13') plus bay. Feature fireplace with decorative stone surround and tiled inlay and hearth. Radiator. Television and telephone points. Picture rail. Decorative cornicing. Ceiling rose. Bay with double glazed sash style windows to front aspect. Wide opening to dining area.



DINING AREA 3.91m x 3.63m (12'10" x 11'11") including the chimney breast. Radiator. Picture rail. Coving.



BREAKFAST ROOM 4.14m x 2.31m (13'7" x 7'7"). Tiled floor. Radiator. Fitted dresser. Window through to conservatory.



KITCHEN 5.41m x 2.51m (17'9" x 8'3"). Granite worktops with a range of cupboards and drawers below. Butler sink with mixer tap and cupboard below. Tiled splashback. Matching wall cupboards. 900mm space for a dual fuel range cooker with a stainless steel extractor above. Space for an American style fridge/freezer with cupboard above. Integrated dishwasher and microwave oven. Radiator. Tiled floor. Inset ceiling spotlights. Coving. UPVC double glazed window through to conservatory. UPVC double glazed doors to steps down to the rear garden.



MUSIC ROOM 5.96m x 2.38m (19'7" x 7'10"). Radiator. Decorative coving. Ceiling rose. Stained glass leaded window to conservatory. Large double glazed windows and sliding patio door to conservatory.



CONSERVATORY 5.89m x 4.64m (19'4" x 15'3"). Laminate floor. Radiator. Television point. Double power points. Pitched polycarbonate roof. UPVC double glazed windows to rear aspect. UPVC double glazed doors to the patio and rear garden.

OFFICE 2.23m x 1.82m (7'4" x 6'). Laminate floor. Radiator. Fitted desktop. Coving. Window to side aspect.

UTILITY ROOM 3.02m x 2.23m (9'11" x 7'4"). Worktops with cupboards below and an inset stainless steel single drainer sink. Utility space below worktop with plumbing for washing machine. Laminate floor. Radiator. Built-in storage cupboard with radiator. Coving. Window and half glazed door to the patio and rear garden.

CLOAKROOM 1.27m x 0.99m (4'2" x 3'3"). White WC. Suspended hand wash basin with tiled splashback. Laminate floor. Radiator. Coving. Loft access hatch. UPVC double glazed window to side aspect.

BASEMENT Comprising:-

HALLWAY 2.99m x 2.00m (9'10" x 6'7"). Double power point. Coved and textured ceiling. Wide opening to leisure room.



LEISURE ROOM 5.84m x 2.99m (19'2" x 9'10"). Radiator. Power points. Steps up to a hot tub. Extractor. Coved and textured ceiling.

BOILER ROOM A useful storage area with light, gas fired boiler and a water softener.

On the First Floor:-

LANDING Radiator. Picture rail. Decorative cornicing. Ceiling rose.



BEDROOM 1 4.62m x 3.25m (15'2" x 10'8"). Including fitted mirrored double wardrobes with matching overhead cupboards and further overhead cupboards. Matching vanity desk with drawers either side. Radiator. Picture rail. Coving. Double glazed sash style window to front aspect. Four panel door to bathroom.



BEDROOM 2 4.72m x 3.37m (15'6" x 11'1"). Including fitted mirror to double wardrobes with matching overhead cupboards and further overhead cupboards. Matching vanity desk with drawers either side. Radiator. Picture rail. Coving. Double glazed sash style window to front aspect.



BEDROOM 3 3.91m x 3.35m (12'11" x 11'). Including two fitted wardrobes with mirrored doors and overhead storage cupboards. Matching vanity desk with drawers either side. Walk-in airing cupboard (6' x 3'10") with hot water cylinder and window to rear. Picture rail. Coving. UPVC double glazed window to rear aspect.

BEDROOM 4 3.78m x 2.21m (12'5" x 7'3") plus recess. Including fitted mirrored wardrobes and overhead cupboards and a matching six drawer unit. Radiator. Picture rail. Coving. Loft access hatch. UPVC double glazed window to rear aspect.



BATHROOM 3.63m x 2.38m (11'11" x 7'10"). White rolltop bath with claw and ball feet and mixer tap. Wash basin with mixer tap and cupboard below. WC. Three quarter tiled walls below a picture rail. Towel radiator. Inset ceiling spotlights. Coving. Arched window to front aspect.



SHOWER ROOM Large tiled shower cubicle with an Aqualisa mixer shower. Twin wash basins with cupboards and drawers below. Fitted mirrors with downlighter spotlights above and a wall cabinet. Shaver point. WC. Chrome towel radiator. Three quarter tiled walls below a picture rail. Inset ceiling spotlights. Coving. UPVC double glazed window to side aspect.

OUTSIDE

The entire area to the front of the property has been shingled to provide parking spaces. Double gates to the side of the property lead to a carport and there is access on this side of the house to the rear garden which is enclosed, landscaped and laid to lawn with a large split-level patio and established trees and shrubs. There is also a detached double garage constructed of timber with a felt roof towards the rear boundary.

AGENT'S NOTE: The photographs shown in this brochure have been taken with a camera using a wide angle lens and therefore interested parties are advised to check the room measurements prior to arranging a viewing.

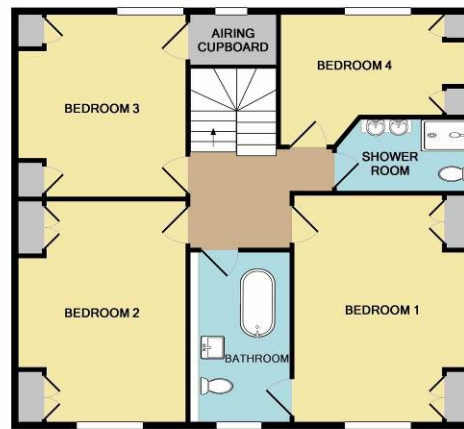
Viewing strictly by prior appointment through the selling agents' Norwich Office. Tel: 01603 629871

These Particulars were prepared in February 2017.
Ref: NRS6074



BASEMENT LEVEL
APPROX. FLOOR
AREA 386 SQ.FT.
(35.9 SQ.M.)

GROUND FLOOR
APPROX. FLOOR
AREA 1685 SQ.FT.
(156.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 882 SQ.FT.
(82.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 2953 SQ.FT. (274.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.
Made with Metropix (2017)

Energy Performance Certificate



22, Park Lane, NORWICH, NR2 3EE

Dwelling type: Detached house
Date of assessment: 16 February 2015
Date of certificate: 16 February 2015
Reference number: 0432-2836-7327-9295-2741
Type of assessment: RdSAP, existing dwelling
Total floor area: 242 m²

Use this document to:

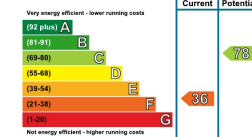
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 11,028
Over 3 years you could save	£ 6,531

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 585 over 3 years	£ 300 over 3 years	You could save £ 6,531 over 3 years
Heating	£ 9,585 over 3 years	£ 3,801 over 3 years	
Hot Water	£ 858 over 3 years	£ 396 over 3 years	
Totals	£ 11,028	£ 4,497	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.
The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 3,855	✓
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 483	✓
3 Low energy lighting for all fixed outlets	£175	£ 219	✓

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0800 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.



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