

# propertyladder



## Manor Close, Buxton, NR10 5HR

A Chain Free Three Bedroom Mid Terrace House!

**GUIDE PRICE** £230,000 - £240,000 *freehold*



BRITISH  
PROPERTY  
AWARDS

2023 & 2024

★ ★ ★ ★ ★

**GOLD WINNER**

ESTATE AGENT  
IN NORWICH  
(NR10-16)

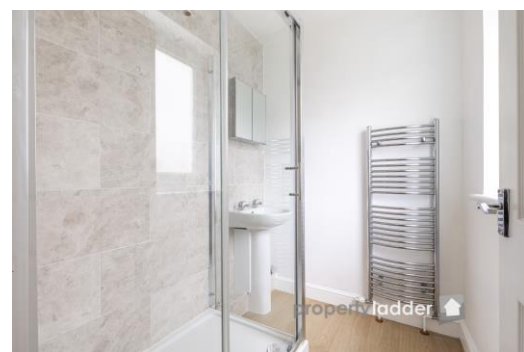


# CHAIN FREE, BLANK CANVAS AWAITS YOU!

This well presented mid-terrace home is nestled in a quiet cul-de-sac in the sought-after village of Buxton and is offered to the market with no onward chain! Recently redecorated throughout by the current owners, the property offers spacious, well-planned accommodation. On the ground floor, you'll find an entrance porch leading into a welcoming hallway, a convenient WC, a modern kitchen, a bright and airy living room, and an additional reception/sitting room, ideal for family living or entertaining. The home also benefits from an integral 18ft garage, offering excellent storage or potential for conversion (STP). Upstairs, the landing leads to three generous double bedrooms, one of which boasts its own en-suite shower room, alongside a stylish family bathroom.



“three generous double bedrooms,  
one of which boasts its own en-suite  
shower room”



## Overview

- Guide Price £240,000 - £250,000
- Mid Terrace House
- No Onward Chain
- Three Double Bedrooms
- Driveway & 18ft Garage
- Two Reception Rooms
- First Floor Bathroom & En-Suite Shower Room
- Entrance Porch & Ground Floor WC
- Private & Enclosed Rear Garden
- Ideal First Home In Village Cul-De-Sac







## Location

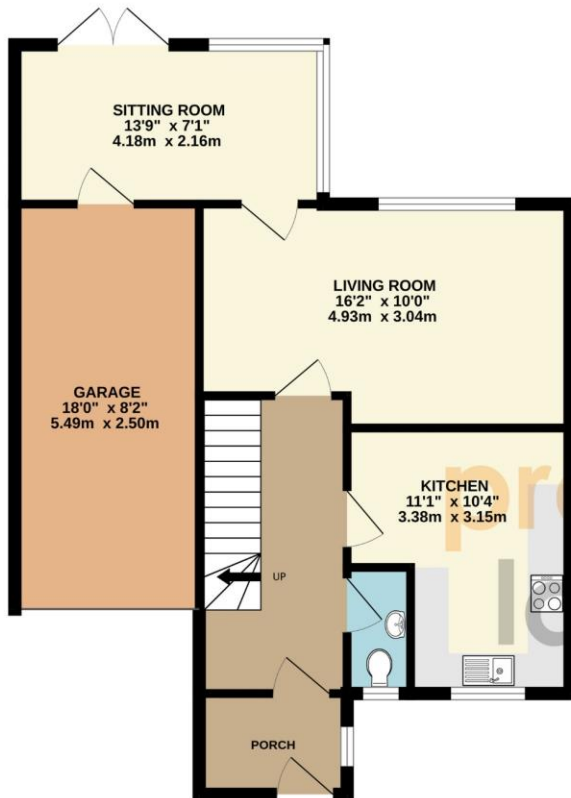
Nestled in the heart of Norfolk, the charming village of Buxton is a true gem, with its scenic beauty and tranquil river setting. It's a place where history and community intertwine, offering local facilities that cater to both the needs and the spirit of its residents. Nearby, Coltishall provides additional conveniences, ensuring that essentials are never far from reach. A short journey brings you to the market town of Aylsham, where the weekly market still holds a place at the centre of town life. Here, one can find a plethora of amenities, from supermarkets brimming with local produce to schools that are the cornerstone of the community. The town also boasts a variety of doctors, pubs, and restaurants, each adding to the rich tapestry of the area.



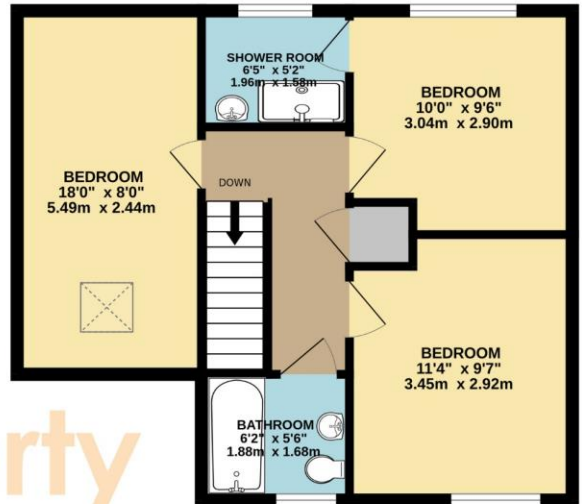
## Outside

Outside, the property offers ample off-road parking with a large shingle driveway and has the added convenience of an 18ft garage, ideal for storage or further parking. The rear garden proves fully enclosed, consisting of lawn, patio and shrubs.

GROUND FLOOR  
634 sq.ft. (58.9 sq.m.) approx.



1ST FLOOR  
492 sq.ft. (45.7 sq.m.) approx.



TOTAL FLOOR AREA : 1125 sq.ft. (104.5 sq.m.) 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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FULL EPC AVAILABLE UPON REQUEST

COUNCIL TAX BAND: B

LOCAL AUTHORITY: BROADLAND DISTRICT COUNCIL

SERVICES CONNECTED: MAINS WATER, MAIN DRAINS, MAINS ELECTRICITY, OIL HEATING

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		

## Selling your home?

If you are considering selling your home, please contact us for your no obligation free market appraisal.



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