



## Mill Lane, Norwich, NR16

**£900,000**

Guide Price

**Tenure:** Freehold, **Bedrooms:** 6

HouseSimple is pleased to present this property in Norwich.

## Key features:

- Modern detached country house
- Superb breakfast kitchen and seperate utility room
- Four bathrooms/shower rooms
- Three receptions plus spacious main reception hall
- Magnificent master bedroom suite
- No chain

## Extra info:

- **Property Age:** 12 years
- **Council Tax:** Band G (£2891.00 per-annum)
- **Double Glazing:** All
- **Heating:** Oil
- **Parking:** Double Garage and Driveway



## Property description

A truly impressive six bedroom modern country house constructed in 2006 by a respected local builder, this beautifully presented property extends to over 5,000 sq. ft.

It has traditional features and the solid feel of a period property, with the ease and comfort of a modern home. It sits centrally in approximately 1 acre of private grounds bordered by mature trees

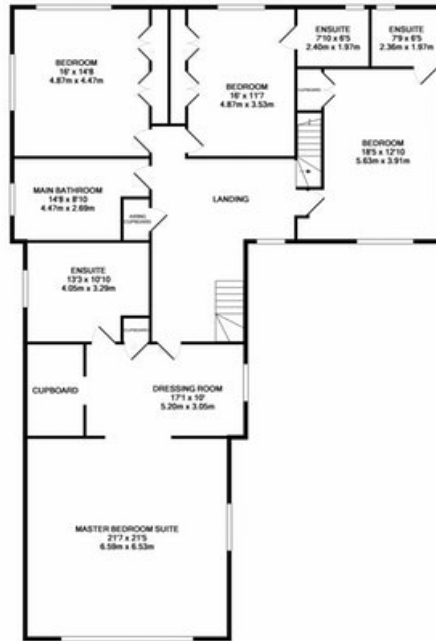
- Superb, well equipped Breakfast Kitchen with space for a large dining table; Separate Utility Room
- Four Bathrooms/Shower Rooms. The main bathroom and the master ensuite each have a full size bath and a walk-in shower
- Three Receptions plus spacious main Reception Hall
- Built-in bedroom wardrobes
- Magnificent Master Bedroom Suite with adjoining Dressing Room
- All the rooms are very spacious, light and airy
- All hardwood double glazed windows and doors
- Oak staircase and hardwood flooring
- Secluded and very private grounds, yet only a couple of minutes drive from the A11
- Great place to entertain - Considerable parking space, large carriage driveway with twin wrought iron gates
- Rear and side terraces
- Facing south, it gets the sun all day
- Lovely local walks and wonderful wildlife

Very reliable and consistent broadband speed of 12 Mbps

There is easy access to the A11

No Chain

Floor plan:



1ST FLOOR  
APPROX. FLOOR  
AREA 280 SQ. FT.  
(26.1 SQ. M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 120 SQ. FT.  
(11.1 SQ. M.)

## Energy Performance Certificate:

Energy Performance Certificate

**Mill House, Mill Lane, Snetterton, NORWICH, NR16 2LQ**

<b>Dwelling type:</b> Detached house	<b>Reference number:</b> 0898-0038-7272-4226-1934
<b>Date of assessment:</b> 01 February 2016	<b>Type of assessment:</b> RdSAP, existing dwelling
<b>Date of certificate:</b> 01 February 2016	<b>Total floor area:</b> 447 m <sup>2</sup>

**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

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 6,618</b>
<b>Over 3 years you could save</b>	<b>£ 327</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
<b>Lighting</b>	£ 849 over 3 years	£ 441 over 3 years	<div style="border: 1px solid green; padding: 5px; display: inline-block;"> <p style="color: green; font-weight: bold; margin: 0;">You could save £ 327 over 3 years</p> </div>
<b>Heating</b>	£ 5,220 over 3 years	£ 5,301 over 3 years	
<b>Hot Water</b>	£ 549 over 3 years	£ 549 over 3 years	
<b>Totals</b>	<b>£ 6,618</b>	<b>£ 6,291</b>	

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**

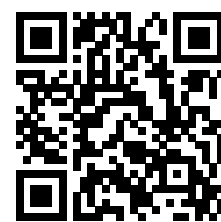
<p style="font-size: 0.7em; margin: 0;">Very energy efficient - lower running costs</p> <table style="width: 100%; border-collapse: collapse; margin: 0;"> <tr><td style="background-color: #2e8b57; color: white; padding: 2px;">(92 plus) <b>A</b></td></tr> <tr><td style="background-color: #90ee90; padding: 2px;">(81-91) <b>B</b></td></tr> <tr><td style="background-color: #90ee90; padding: 2px;">(69-80) <b>C</b></td></tr> <tr><td style="background-color: #ffff00; padding: 2px;">(55-68) <b>D</b></td></tr> <tr><td style="background-color: #ffcc00; padding: 2px;">(39-54) <b>E</b></td></tr> <tr><td style="background-color: #ff6600; padding: 2px;">(21-38) <b>F</b></td></tr> <tr><td style="background-color: #ff0000; padding: 2px;">(1-20) <b>G</b></td></tr> </table> <p style="font-size: 0.7em; margin: 0;">Not energy efficient - higher running costs</p>	(92 plus) <b>A</b>	(81-91) <b>B</b>	(69-80) <b>C</b>	(55-68) <b>D</b>	(39-54) <b>E</b>	(21-38) <b>F</b>	(1-20) <b>G</b>	<table style="width: 100%; border-collapse: collapse;"> <tr><th style="font-size: 0.7em;">Current</th></tr> <tr><td style="font-size: 0.8em; font-weight: bold;">72</td></tr> </table>	Current	72	<table style="width: 100%; border-collapse: collapse;"> <tr><th style="font-size: 0.7em;">Potential</th></tr> <tr><td style="font-size: 0.8em; font-weight: bold;">82</td></tr> </table>	Potential	82	<p>The graph shows the current energy efficiency of your home.</p> <p>The higher the rating the lower your fuel bills are likely to be.</p> <p>The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p>The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p> <p>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.</p>
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Top actions you can take to save money and make your home more efficient		
Recommended measures	Indicative cost	Typical savings over 3 years
1 Low energy lighting for all fixed outlets	£325	£ 327
2 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 840
3 Wind turbine	£15,000 - £25,000	£ 1,644

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](http://www.gov.uk/energy-grants-calculator) or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

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