



£300,000
Asking Price

3 Bedrooms
1 Reception Rooms
2 Bathrooms

Willowcroft Way, Norwich, Norfolk



The Dussindale Centre, Pound Lane, Thorpe St Andrew, Norwich, NR7 0SR
01603 432000

Situated close to the hospital and UEA in Norwich this semi detached 3 bedroom house is presented in a neutral style throughout , it has a modern kitchen and bathrooms, lawned private gardens as well as garage and parking. This property is offered with NO CHAIN and we urge an early viewing.

ENTRANCE HALL

WC

With WC and wash basin

KITCHEN

A modern selection of maple units in base, drawer and wall mounted finish. There is an integral fridge/freezer dish washer and washing machine plus an electric oven with gas hob and extractor above. Cupboard containing the Potterton boiler for gas central heating the kitchen having a view to the front.

LOUNGE

With french doors giving access to the rear gardens, there is ample space for sitting room furniture as well as an airing cupboard with pressurised water cylinder.

Stairs to first floor.

LANDING

With access to loft.



BEDROOM

A good size double bedroom with fitted wardrobes and view to the front

EN-SUITE

Comprising large walk-in shower, WC with concealed cistern and wash basin all with complimenting splashbacks.

BEDROOM

A good size double bedroom with views to the rear.

BEDROOM

A large single bedroom with views to the

BATHROOM

Three piece white suite with splashbacks and surrounds concealed cistern and window to the side.

OUTSIDE

With artificial grass to the front and access to the rear walled garden via a service gate. There are lawns and patio with brick built garage with parking adjacent.

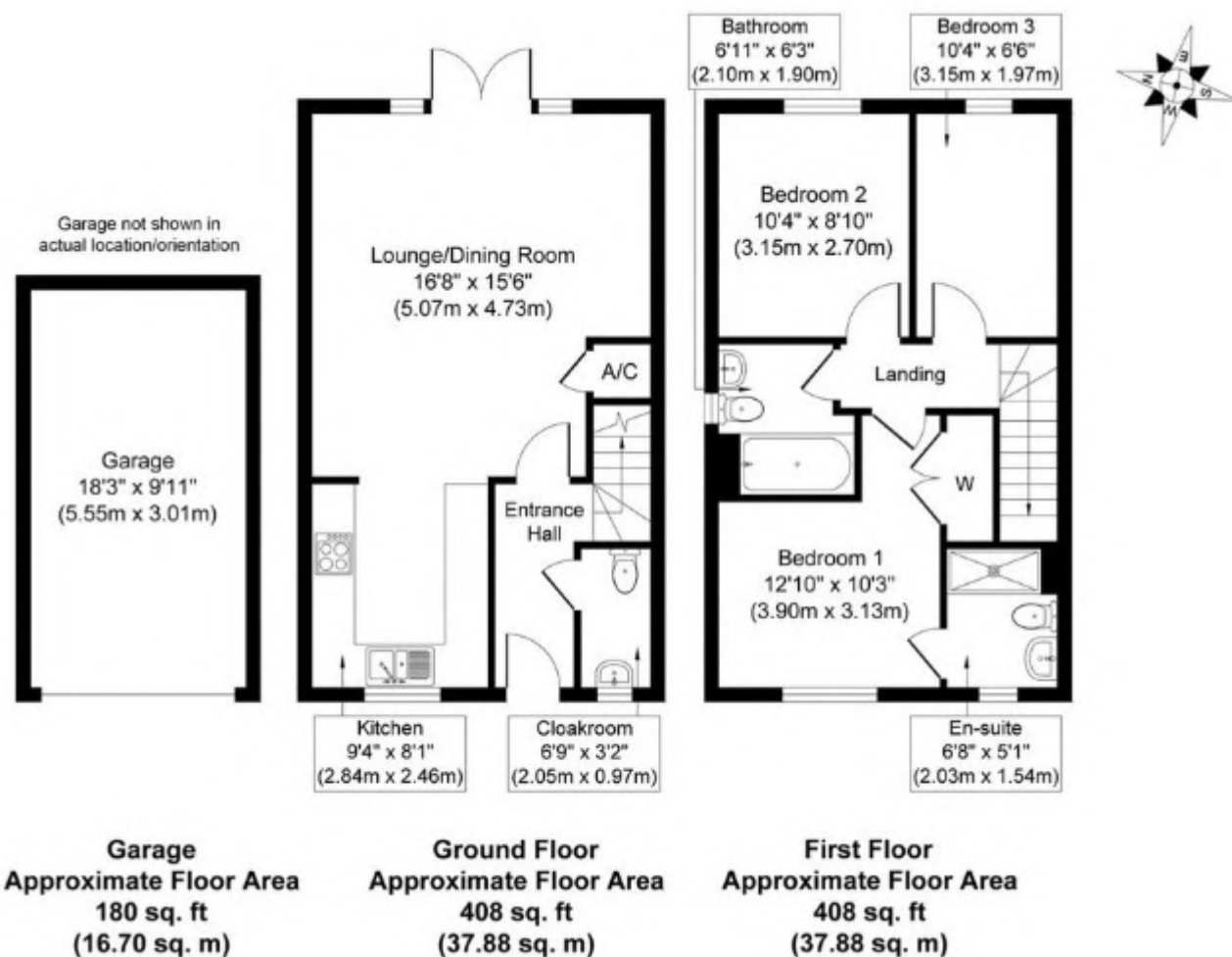
EPC Rating:
C

Council Tax:
Band C

Local Authority:
South Norfolk District Council

Tenure:
Freehold





Whilst every effort 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 or omission.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		92
(81-91) B		
(69-80) C	78	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

IMPORTANT:

we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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