



Total area: approx. 172.7 sq. metres (1859.2 sq. feet)

1-3 BLUEBELL ROAD, NORWICH NR4 7LF

DETACHED PERIOD COTTAGE LOCATED IN EATON VILLAGE WITH ENTRANCE HALL, SITTING ROOM, LIVING ROOM, KITCHEN, GROUND FLOOR CLOAKROOM, UTILITY ROOM, SHOWER ROOM, BATHROOM, 2 DOUBLE BEDROOMS, SELF CONTAINED ANNEX COMPRISING SITTING ROOM, BEDROOM, BATHROOM AND KITCHEN, GARAGE, EXTENSIVE SOUTH WEST FACING GARDEN, GFCH, PART DOUBLE GLAZING AND NO ONWARD CHAIN ENERGY RATING E



GUIDE PRICE £475,000



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Note: Hadley Taylor for themselves and for the vendor or lessees of this property whose agents they are given notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of, an offer or contract: (ii) all descriptions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchaser or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Hadley Taylor has any authority to make or give any representation or warranty whatever in relation to this property.

Location

The property is located within 3 miles of the centre of Norwich, the cathedral city and regional centre of East Anglia. The city boasts a lively night life, cultural and social activities as well as good shopping and an historic centre. Schools for all age groups, local shopping facilities, public houses and parks are all within walking distance. The University of East Anglia, the Norfolk and Norwich University Hospital and a Waitrose supermarket are also within easy reach.

Accommodation

The ground floor accommodation comprises entrance hall, sitting room with fireplace, living room with fireplace, kitchen, utility room, shower room, rear lobby and cloakroom. On the first floor there are two double bedrooms and a bathroom off the landing. The self-contained ground floor annex comprises sitting room, bedroom, kitchen and bathroom. The property benefits from part double glazed windows and gas fired central heating.

Outside

The property sits within an extensive south-west facing plot with hedging, numerous trees, green house, lawn, shrub beds and off road parking to the front. The attached garage has hinged doors.

Directions

Leave Norwich on Newmarket Road, cross over the outer ring road, take the left fork down into Eaton Village and turn right at the traffic light junction into Bluebell Road. The property can be found on the left hand side of the road.

Local Authority

Norwich City Council

Services

We understand that mains electricity, gas, water and sewerage are connected to the property.

Viewing

Strictly through Vendor's sole agents: Hadley Taylor 01603 250 248

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Sitting Room



Living Room



Kitchen



Bedroom 1



Rear Elevation



Rear Garden

