

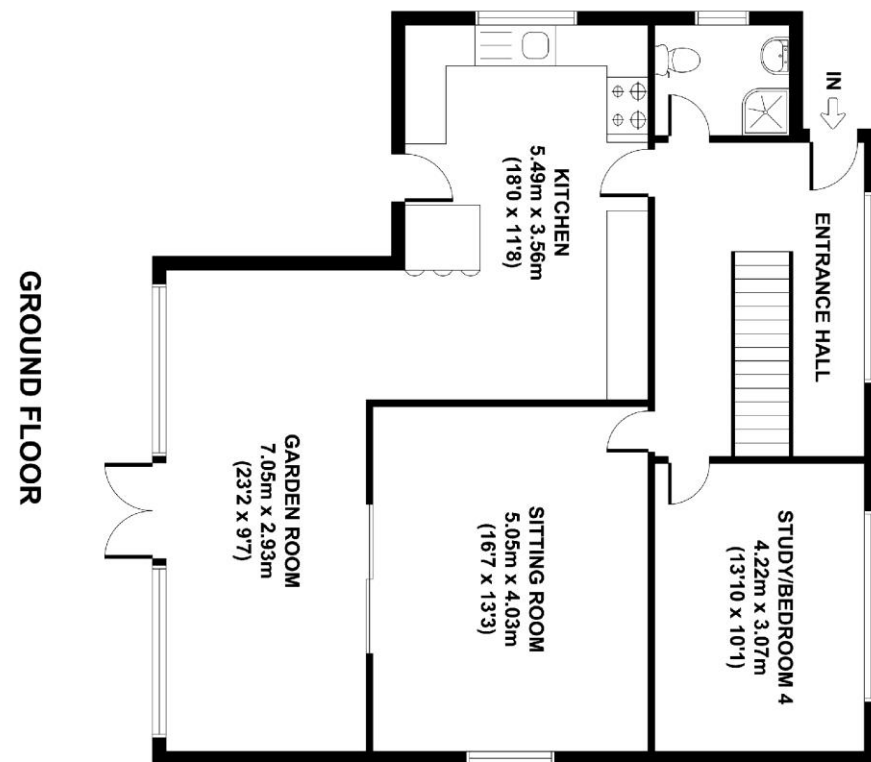
# HADLEY TAYLOR

## 7 BIRKDALE, NORWICH NR4 6AF

IMPECCABLY PRESENTED DETACHED FAMILY HOUSE LOCATED IN ONE OF THE CITY'S MOST SOUGHT AFTER RESIDENTIAL AREAS WITH RECEPTION HALL, SITTING ROOM, GARDEN ROOM, STUDY/BEDROOM 4, SUPERB KITCHEN/BREAKFAST ROOM WITH INTEGRATED APPLIANCES, GROUND FLOOR SHOWER ROOM, 3 FIRST FLOOR DOUBLE BEDROOMS, BATHROOM, DOUBLE GLAZING, GFCH, SOUTH FACING GARDEN AND DOUBLE GARAGE ENERGY RATING D



GUIDE PRICE £695,000



7 Birkdale, NR4 6AF



APPROX. GROSS INTERNAL FLOOR AREA 1690 SQ FT / 157 SQ M  
FLOOR PLAN FOR IDENTIFICATION PURPOSES ONLY-NOT TO SCALE

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.

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Hadley Taylor Estate Agents, 37a Leopold Road, Norwich, NR4 7PJ  
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## Location

The property is located within two 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. State, Faith and independent schools for all age groups, a Waitrose supermarket, Eaton Park and public houses are all within easy reach. The Norfolk and Norwich University hospital and the University of East Anglia are also close by.

## Accommodation

The ground floor accommodation comprises of a reception hall, sitting room with fireplace, garden room with vaulted skylight roof and patio doors to the garden, study/bedroom 4, superb kitchen/breakfast room with integrated appliances and breakfast bar and a ground floor shower room. On the first floor there are three double bedrooms and a bathroom off the landing.

The property benefits from gas fired central heating and double glazing and is impeccably presented throughout.

## Outside

The front garden is laid to shingle with shrub beds and a path leading to the front door and a brick driveway leading to the double garage. The rear garden is beautifully maintained and laid to lawn with two patios, rockery, shrubs and trees. The double garage has twin up and over doors, power and light.

## Directions

Leave the city on Newmarket Road, cross over the outer ring road, take the fifth left hand turn onto Sunningdale, take the first right hand turn into Wentworth Green, the first left hand turn into Birkdale and the property can be found on the right 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

## Hours of Business

Monday to Friday: 0900 – 1730  
Saturdays: 1000 – 1300



**Sitting Room**



**Garden Room**



**Kitchen**



**Study**



**Rear Elevation**



**Garden**