

HADLEY TAYLOR

47 LOWTHER ROAD, NORWICH NR4 6QN

DETACHED BUNGALOW LOCATED ON POPULAR EATON RISE WITH ENTRANCE HALL, SITTING ROOM, DINING ROOM, FITTED KITCHEN/BREAKFAST ROOM, UTILITY ROOM, TWO DOUBLE BEDROOMS, MODERN SHOWER ROOM, CLOAKROOM, GARAGE, GAS FIRED CENTRAL HEATING, DOUBLE GLAZING, 80' REAR GARDEN AND NO ONWARD CHAIN ENERGY RATING D



Sitting Room



Dining Room



Kitchen/Breakfast Room



Bedroom 2



Shower Room



Rear Garden



GUIDE PRICE £395,000

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.



**Hadley Taylor Estate Agents, 37a Leopold Road, Norwich, NR4 7PJ
Tel: 01603 250248 email: sales@hadleytaylor.com**

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. Schools for all age groups, local shopping facilities, public houses, Danby Park, Danby Woods and Marston Marshes are all within walking distance. The University of East Anglia and the Norfolk and Norwich Hospital are also close by.

Accommodation

The accommodation comprises entrance hall, sitting room with fireplace opening onto a dining room, fitted kitchen/breakfast room, two double bedrooms, utility room, modern shower room and a cloakroom. The property is well presented throughout and benefits from double glazing and gas fired central heating.

Outside

There is a walled front garden laid to shrub borders with a driveway leading to the garage and to the front door. The rear garden is about 80' long, laid to lawn with a patio, shrub borders, a pond, a timber summer house, large timber workshop, timber garden shed and side access. The attached garage has an up and over door, power and light.

Directions

Leave Norwich on Newmarket Road, cross over the outer ring road, turn left into Eaton Road, take the second right hand turn into Welsford Road, follow the road round to the right and take a right hand turn into Lowther 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

Selling your home

Why not take advantage of our free market appraisal and valuation service? Ask about our competitive commission rates, our unique value added services to vendors, our innovative marketing and extensive advertising coverage.

Hours of Business

Monday to Friday: 0900 – 1730

Saturdays: 1000 – 1300



