



**Welsford Road
Norwich, NR4 6QQ**

Offers in the region of £475,000

claxtonbird
residential

Welsford Road, Norwich, NR4 6QQ

Claxtonbird are delighted to offer for sale this light and spacious detached bungalow located in the ever popular residential location of Eaton Rise, which is located to the south of the Norwich, with good transport links and access to a wide range of local amenities. The property enjoys a generous corner plot and benefits from a modern gas central heating boiler and double glazing throughout. In brief the accommodation comprises of Entrance porch and Hall, Sitting Room, 'L' shaped Kitchen/Diner, Utility Room, Two Bedrooms, Shower Room and Office on the ground floor whilst on the first floor there is another Bedroom with an En-Suite Shower Room. To the outside there are gardens to the front, side and rear, off road parking and a large garage. The property is being sold with NO CHAIN and viewing is highly recommended.

Entrance Porch

Double glazed entrance door. Door to:

Entrance Hall

Radiator, doors to downstairs accommodation.

Sitting Room 20'2" x 15'3" (6.15m x 4.65m)

Decorative stone fireplace, two radiators, double glazed bi-fold doors to the rear garden.

'L' Shaped Kitchen/Diner 19'2" max x 15'4" (5.84m max x 4.67m)

Dining area - Two built in storage cupboards, radiator and window to the side.

Kitchen area - comprises a range of matching base and eye level units with work surfaces over and inset single drainer twin bowl sink unit, built in double electric oven and inset electric hob, plumbing for dishwasher, breakfast bar, radiator, window to the rear and door to:

Utility Room 8'9" x 5'10" (2.67m x 1.78m)

Fitted with base units with work surfaces and inset single drainer sink unit, plumbing for automatic washing machine, wall mounted gas central heating boiler, window and door to the side, door to:

Cloakroom

Low level W.C. and hand wash basin, radiator and window to the rear.

Bedroom One 12'10" x 12' into robes (3.91m x 3.66m into robes)

With four fitted double wardrobes, radiator and window to the front.

Bedroom Three 15' x 8'4" (4.57m x 2.54m)

With fitted double wardrobe, built in storage cupboard, radiator and window to the front.

Shower Room

Modern suite comprising of walk in shower cubicle, built in hand wash basin and W.C. Upright towel rail and window to the porch.

Office 12' x 10'5" (3.66m x 3.18m)

With stairs leading to the first floor, built in double wardrobe, radiator and window to the side.

First Floor Bedroom 15'4" max x 14'2" max (4.67m max x 4.32m max)

Dual aspect velux windows, built in storage cupboard, radiator and door to:

En Suite 14' x 7'1" (4.27m x 2.16m)

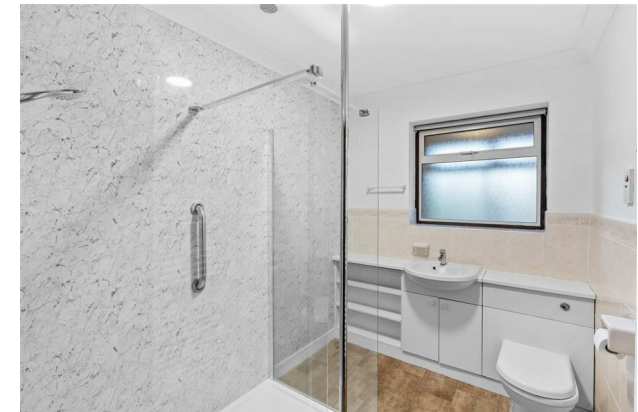
With suite comprising of shower cubicle, pedestal hand wash basin and W.C. Radiator, window to the rear and access to eaves storage.

Outside

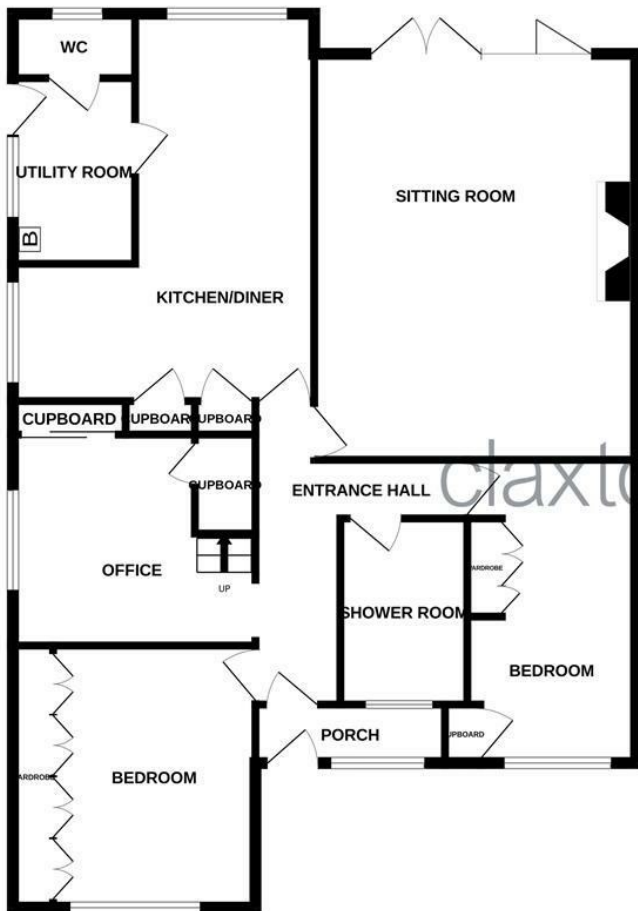
The garden enjoys a generous corner plot with lawned gardens to the front, side and rear, bordered with various trees, plants and shrubs. There is a large patio which is accessed from the bi-fold doors in the sitting room. Beyond the rear fence there is a driveway providing off road parking and a large garage (14'10 x 14'9").

Agents Note

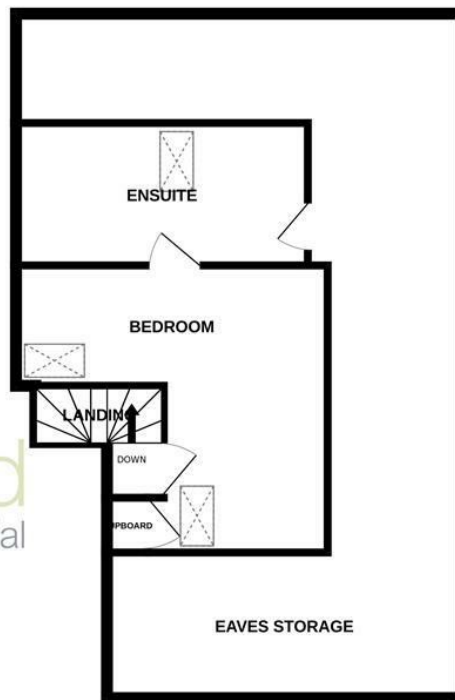
Council Tax Band E



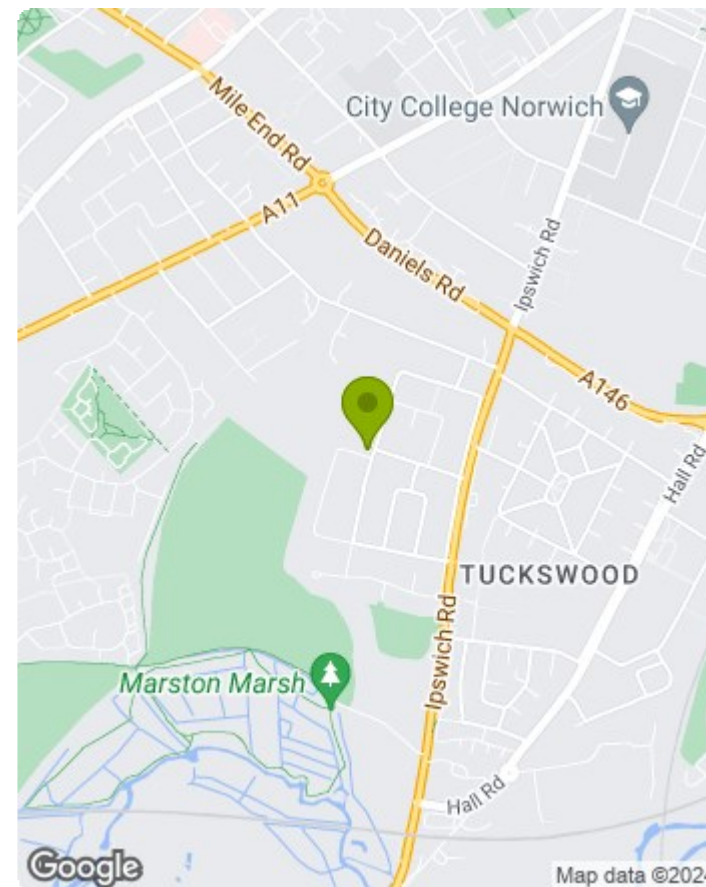
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	66	76

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
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