

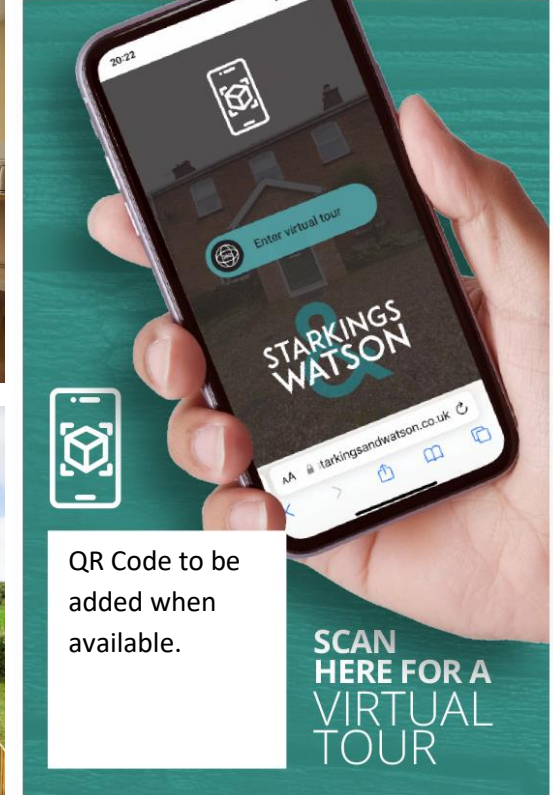
LOW ROAD

# Wickhampton, Norwich NR13 3PA

Energy Efficiency Rating : D

To arrange an accompanied viewing please pop in or call us on 01603 336226

# PROPERTY TO LET



QR Code to be added when available.

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- Semi-Detached House
- Countryside Walks in Abundance
- Recently Modernised
- Newly Installed Kitchen
- Updated Carpets & Floorings
- Three Bedrooms
- Off Road Parking
- Lawned Gardens to Rear

Occupying a large plot in the Broadland village of Wickhampton, this SEMI-DETACHED HOME offers a large plot, with AMPLE OFF ROAD PARKING. Having been RECENTLY UPDATED and MODERNISED, the property enjoys a RURAL VILLAGE SETTING, with a RANGE of COUNTRY WALKS close by. The accommodation comprises entrance hall, SITTING ROOM, DINING ROOM, newly installed KITCHEN and cloakroom to the ground floor. The first floor offers THREE DOUBLE BEDROOMS and the FAMILY BATHROOM. OIL FIRED CENTRAL HEATING and uPVC double glazing has been installed. To the outside, the plot offers ample off road parking, with gated access to the main garden extending approximately 120ft (stms).

#### LOCATION

Wickhampton is a small rural village located to the East of the Cathedral City of Norwich. With fantastic scenery the village located a short distance from local amenities including schools and transport links. The larger villages of Acle and Brundall are a short drive and offer a wider variety of shops, amenities and a train station offering direct access to Norwich and beyond.

#### DIRECTIONS

You may use your Sat-Nav (NR13 3PA), but to help you...Leave Norwich via the A47 heading towards Great Yarmouth. Proceed straight over the Brundall roundabout

and through the single carriageway. Continue to the Acle roundabout and turn right onto the Acle straight. Follow the road taking the first right hand turn to Halvergate. Follow the road around and take the first left onto Bakers Road. Turn left onto Low Road and the property can be found on the right hand side.

The property is approached via a hard standing driveway providing off road parking for one vehicle. There is an adjacent shingled area for parking further vehicles. Access is provided via a hard standing foot path to the rear garden and main property.

uPVC obscure double glazed entrance door to:

#### ENTRANCE HALL

Fitted carpet with recessed door mat, radiator, stairs to first floor landing with under stairs storage space, door to:

#### DINING ROOM

17' x 10' 11" Max. (5.18m x 3.33m) Vinyl flooring, radiator, uPVC double glazed window to side, built-in storage cupboard housing the thermostat heating control, door to inner hall, recessed spotlighting, opening to:

#### SITTING ROOM

12' 8" x 11' 1" (3.86m x 3.38m) Fitted carpet, radiator, uPVC double glazed window to front, television point, built-in cupboard housing the electric fuse box.

#### INNER HALL

Tiled flooring, radiator, uPVC obscure double glazed door to rear, doors to:

#### CLOAKROOM

Two piece suite comprising low level W.C, wall mounted hand wash basin, tiled splash backs and flooring, radiator, uPVC obscure double glazed window to rear, extractor fan.



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#### KITCHEN/BREAKFAST ROOM

13' 5" x 9' 0" (4.09m x 2.74m) Newly fitted range of wall and base level units with complementary square edge work surfaces, and inset stainless steel sink and drainer unit with mixer tap, matching up-stands, inset electric ceramic induction hob and built-in electric oven with extractor fan above, tiled splash backs, vinyl flooring, radiator, uPVC double glazed window to rear, space for washing machine, tumble dryer, and fridge freezer, recessed spotlighting.

#### STAIRS TO FIRST FLOOR LANDING

Fitted carpet, radiator, uPVC double glazed window to side, loft access hatch, doors to:

#### DOUBLE BEDROOM

13' 7" x 10' 3" (4.14m x 3.12m) Fitted carpet, radiator, uPVC double glazed window to front, built-in over stairs storage cupboard.

#### DOUBLE BEDROOM

12' 11" x 8' 4" (3.94m x 2.54m) Fitted carpet, radiator, uPVC double glazed window to front, built-in storage cupboard.

#### FAMILY BATHROOM

Three piece suite comprising low level W.C, pedestal hand wash basin, panelled bath with electric shower, tiled splash backs, vinyl flooring, radiator, uPVC obscure double glazed window to side, extractor fan.

#### DOUBLE BEDROOM

13' 5" x 9' (4.09m x 2.74m) Fitted carpet, radiator, uPVC double glazed window to rear.

#### OUTSIDE REAR

Leaving the property via the inner hall door, a hard standing pathway provides access up the garden which is laid to lawn and runs to approximately 140ft (stms). The garden has high level hedging separating the boundary, with huge potential for a growing family!

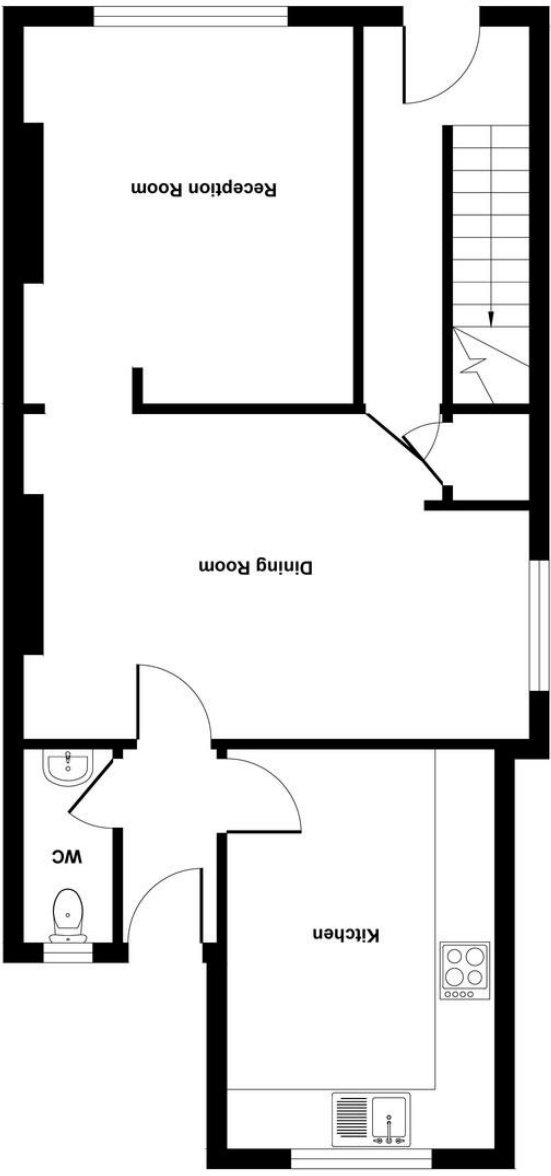
**Disclaimer:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Price:

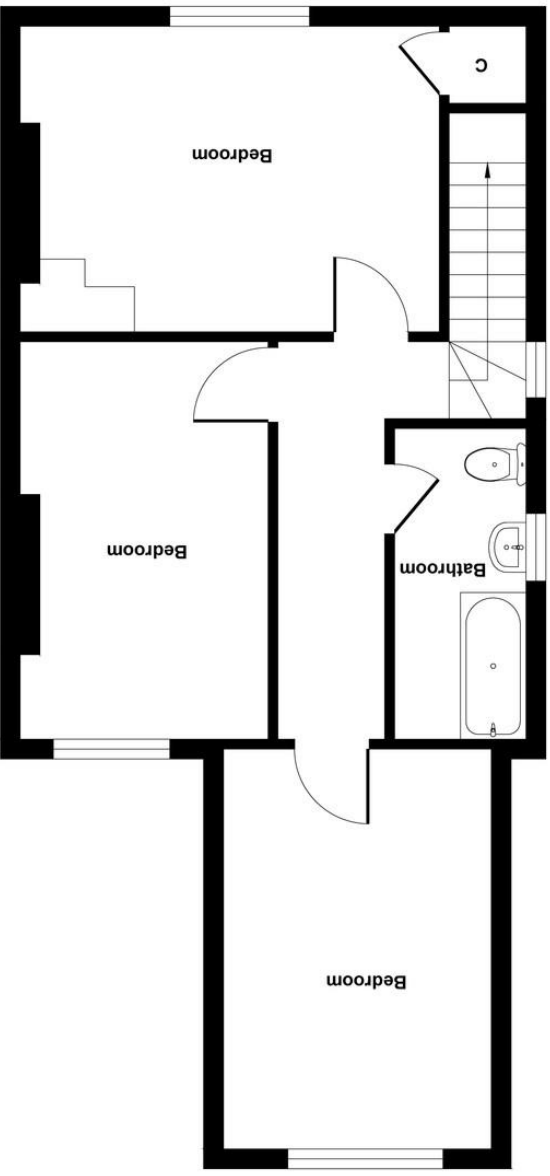


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Ground Floor  
Approximate Floor Area  
585 sq. ft.



First Floor  
Approximate Floor Area  
530 sq. ft.

Approx. Gross Internal Floor Area 1115 sq. ft.