



Riverside Close, Norwich NR6 5AU

welcome to

Riverside Close, Norwich

PERFECT FAMILY HOME! This 3/4 bedroom semi-detached chalet is well loved and well-presented throughout, located along this well regarded residential road with access onto the River Wensum and countryside walks. VIEW EARLY TO AVOID DISAPPOINTMENT!



Entrance Hall

External entrance door to front aspect and gives access to lounge, bedrooms 1 & 2 and kitchen.

Lounge

13' 4" x 11' 8" (4.06m x 3.56m)

Upvc double window to front aspect and radiator.

Bedroom 1

11' 9" x 11' 6" (3.58m x 3.51m)

Upvc double window to front aspect and radiator.

Bedroom 2

22' 3" x 7' 7" (6.78m x 2.31m)

Upvc window to rear aspect, radiator and spiral staircase to loft room.

Kitchen/dining Room

22' 3" x 20' (6.78m x 6.10m)

A range of wall and floor fitted kitchen units with work surfaces over, gas hob, extractor fan, eye level built in double oven, central island with space for stools underneath, inset ceiling spot lights, plumbing for washing machine and dishwasher, space for base level fridge, upvc double glazed windows to side and rear elevation, sky light, radiator and double glazed external entrance door.

Inner Hallway

Leads to bathroom and bedroom 3.

Bathroom

Suite comprising low level wc and wash basin set into a vanity unit, built in wall units, panelled bath with shower screen and over head waterfall shower, extractor fan, heated towel rail and sky light.

Bedroom 3

11' 10" x 9' 11" (3.61m x 3.02m)

Upvc double glazed window to rear aspect, french doors and radiator.

Loft Room/optional 4th Bedroom

28' 5" x 11' 5" (8.66m x 3.48m)

Accessed from bedroom 2, dual aspect wooden framed double glazed velux windows to front and rear aspects with fitted blinds.

Outside

To the front of the property there is a brick weave driveway offering ample off road parking. This leads down the side of the property to the carport. To the rear of the property there is a lawned garden with a split level patio area with a pergola, trees and shrubs.

Agent Note

We are informed by the vendor that the conversion of the loft was carried out prior to ownership and W H Brown have not seen the building regulations completion certificate for the works carried out. Prospective buyers should make their own enquiries and satisfy themselves in regards to any specific requirements before proceeding.



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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Riverside Close, Norwich

- SEMI DETACHED CHALET
- 3/4 BEDROOMS
- GENEROUS LOFT CONVERSION
- SHARED RESIDENTIAL GATED ACCESS TO THE RIVER WENSUM
- COUNTRYSIDE WALKS WITHIN CLOSE PROXIMITY

Tenure: Freehold EPC Rating: Awaited

offers in excess of

£375,000



directions to this property:

From the W H Brown office in Hellesdon, follow Reepham road to the roundabout and take the 3rd exit on to Middletons lane, at the traffic lights continue straight over onto Hospital Lane, which leads to Low Road. Riverside close is on the right handside. Our property can be found identified by our W H Brown for sale board.



Please note the marker reflects the postcode not the actual property

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Property Ref:
HEL102541 - 0004

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 is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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