



City View Road, Norwich NR6 5HP

welcome to

City View Road, Norwich

NO ONWARD CHAIN! A well-proportioned 4-bedroom detached chalet style bungalow offering spacious accommodation over two floors. Boasting a 24ft open plan kitchen/diner, family bathroom and separate shower room, three reception rooms along with a generous enclosed rear garden, driveway and a garage!



Accommodation

William H Brown are pleased to welcome to the market with no upward chain this well-proportioned 4-bedroom detached chalet bungalow conveniently located close to local amenities including a variety of schools and leisure facilities, whilst within easy access of Norwich city centre.

Providing ample living space, the accommodation in brief comprises; entrance hall, lounge, 24 ft kitchen/diner, study/optional fifth bedroom, four bedrooms, family bathroom and separate shower room. This is complemented externally by mature and established front and rear gardens, garage and driveway providing off road parking.

Appealing to an assortment of buyers including those seeking an opportunity to create their own style and finish. Early internal viewings are essential! Call us today!

Entrance Hall

External entrance door to front aspect, laminate floor and radiator.

Lounge

13' 11" x 13' 1" (4.24m x 3.99m)
Laminate flooring, feature electric fireplace and surround, patio style door opening to side aspect.

Kitchen/ Diner

24' 8" x 10' 2" (7.52m x 3.10m)
A range of wall and floor mounted fitted kitchen units with work surfaces over, inset stainless steel one and half bowl sink and drainer with mixer tap, integral oven and gas hob with extractor over, plumbing and space for dishwasher and washing machine, tiled splashbacks and surrounds, tiled flooring, UPVC double glazed windows to rear and side aspects, UPVC double glazed door opening to side aspect.

Bedroom 4

10' 6" x 8' 1" (3.20m x 2.46m)
UPVC double glazed window to side aspect, radiator and carpeted flooring.

Bedroom 3

13' 1" x 13' 1" (3.99m x 3.99m)
Upvc double glazed bay style window to front aspect, carpeted flooring, radiator, and built in wardrobes.

Study/optional Bed 5

10' 4" x 9' 11" (3.15m x 3.02m)
UPVC double glazed bay style window to front aspect, stairs rising to first floor landing, laminate flooring and radiator.

Family Bathroom

Suite comprising low level wc, hand wash basin, panelled bath with shower over, tiled splashbacks, radiator, vinyl flooring and upvc double glazed window to side aspect.

First Floor Landing

Upvc double glazed window to front aspect and carpeted flooring,

Bedroom 2

12' 4" into recess x 9' 3" (3.76m into recess x 2.82m)
Upvc double glazed window to side aspect, carpeted flooring and radiator,

Bedroom 1

11' 3" x 11' 3" (3.43m x 3.43m)
Upvc double glazed window to rear aspect, carpeted flooring, built in wardrobe, radiator, sloping ceiling restricting some head height.

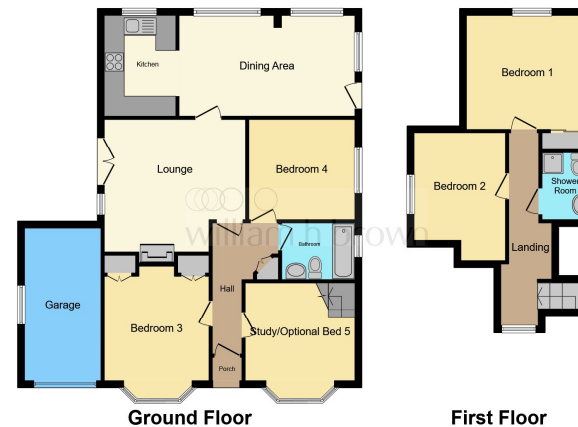
Shower Room

Suite comprising low level wc, hand wash basin, radiator, shower unit with inset shower and tiling, and upvc obscured double glazed window to side aspect.

Outside

The front of the property is approached by a generous sized driveway providing off road parking for several vehicles, leading to the single garage. The remainder of the front comprises of a lawned garden area bordered by maturing shrubs and a brick wall.

The rear garden is mainly laid to lawn bordered by timber fencing and attractive maturing trees. There is also a patio area ideal for outdoor seating and dining.



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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welcome to

City View Road, Norwich

- Detached Chalet Bungalow
- Four Double Bedrooms
- Three Reception Rooms
- Family Bathroom + Shower Room
- 24ft Kitchen/Dining Room

Tenure: Freehold EPC Rating: D
Council Tax Band: C

offers in excess of

£310,000



directions to this property:

From the William H Brown office on Reepham Road in Hellesdon proceed towards the city centre and at the roundabout continue straight over onto Reepham Road and take the sixth turning on the right hand side into Mountfield Avenue. Continue until the road bears round to the right onto Hercules Road and take the first left hand turn into Samson Road and take the next right hand turn into City View Road where the 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:
HEL102435 - 0006

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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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