



Middletons Lane, Hellesdon Norwich NR6 5NG

welcome to

Middletons Lane, Hellesdon Norwich

****CLOSE PROXIMITY TO JUNIOR AND HIGH SCHOOLS**** This lovingly cared for and extended family home must be viewed internally to fully appreciate the spacious living space. The mature gardens and 1930's characterful features are just some of the reasons why this home is so special.



Accommodation

Located within the heart of Hellesdon, a suburb to the north side of Norwich City centre and is within easy reach of Norwich International Airport as well as many local facilities and amenities. Internally to the ground floor the accommodation comprises of entrance hall leading to living room, open plan kitchen/dining room all with plenty of natural light being given. This is complemented to the first floor by landing area which gives access to three bedrooms and family bathroom. Externally to the front of the property is a well maintained mature private garden. To the rear, the garden is well thought out and well established and further leads to the driveway that is accessed via Bush Road. Properties like this are in high demand, therefore a full and early internal inspection is highly recommended.

External Entrance Lobby

Leading to front entrance door.

Entrance Hall

External hard wood door with stain glass to front aspect leading to the living room and kitchen/dining room.

Living Room

11' 9" to bay x 11' 5" (3.58m to bay x 3.48m)

Upvc bay fronted window to front aspect, radiator and fireplace with wood burning stove by separate negotiation.

Open Plan Kitchen/dining Room

25' 2" x 17' 5" (7.67m x 5.31m)

A stunning open plan kitchen/dining room which is well extended and offers good natural light with patio doors opening to the rear garden as well as ample storage comprising of a range of wall and base units with work surfaces over, radiator, sink with mixer tap, seven ring gas hob and oven and delightful, stylish sky light, store cupboard and external door to side aspect. An ideal space for enjoying family time and entertaining.

First Floor Landing

Giving access to three bedrooms and bathroom.

Bedroom 1

11' 9" x 11' 5" (3.58m x 3.48m)

Upvc double glazed window to front aspect and radiator.

Bedroom 2

11' 9" x 11' 4" (3.58m x 3.45m)

Upvc double glazed window to rear aspect and radiator.

Bedroom 3

8' 4" x 6' 5" (2.54m x 1.96m)

Upvc double glazed window to front aspect and radiator,

Bathroom

Suite comprising bath with shower over, wc, heated towel rail and upvc double glazed window to side aspect.

Outside

To the front a well-established garden mainly laid to lawn with trees, shrubs, and plants with side gate access, to the rear another well-established garden with rear access to driveway parking.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



view this property online williamhbrown.co.uk/Property/HEL101790



welcome to

Middletons Lane, Hellesdon Norwich

- Semi Detached House
- Approximately 1930's Construction
- Three Bedrooms Of Which Two Are Doubles
- Stunning Open Plan Kitchen/Dining Room
- Bay Fronted Living Room

Tenure: Freehold EPC Rating: D

directions to this property:

From the W H Brown office in Hellesdon follow the Reepham road towards Norwich city centre direction and at the roundabout take the first exit onto Middletons Lane. Continue towards the end of the road where the property can be found on the left hand side identified by our W H Brown for sale board.

£350,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HEL101790



Property Ref:
HEL101790 - 0005

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.



william h brown



01603 487888



hellesdon@williamhbrown.co.uk



303 Reepham Road, Hellesdon, NORWICH,
Norfolk, NR6 5AD



williamhbrown.co.uk