



Kiln Close, Norwich NR6 7HZ

welcome to

Kiln Close, Norwich

WILLIAM H BROWN ARE DELIGHTED TO PRESENT THIS WELL-PRESENTED DETACHED HOUSE located in the highly regarded village of Old Catton. The property itself would make a perfect family home and benefits from four bedrooms, a well-maintained enclosed garden and garage with off road parking.



Accommodation

THIS WELL PRESENTED FOUR BEDROOM DETACHED HOUSE is in the popular NR6 postcode just to the northeast of Norwich city centre. This house would make a perfect purchase for a young family and benefits from four bedrooms off landing, a well-maintained garden and parking for multiple vehicles. The property is close to amenities and schools, with good links to the city of Norwich.

Internally the accommodation comprises of entrance hall, kitchen/dining room, living room, wc and storage to the ground floor. This is complemented to the first floor by four bedrooms off the landing and the family bathroom.

Entrance Hall

Double glazed door to front aspect, radiator, storage and vinyl tile flooring.

Cloakroom

Suite comprising double glazed window side aspect, wc, wash hand basin and radiator.

Living Room

19' 1" x 17' 9" (5.82m x 5.41m)

Double glazed window to the front aspect and radiator opening to.

Kitchen/Dining Room

Kitchen Area

18' 6" Max x 11' 8" To dining partition (5.64m Max x 3.56m To dining partition)

A range of wall and base units with work surfaces over, 1 ½ sink with mixer tap, vinyl tile flooring, four ring induction hob, electric oven, plumbing for washing machine and dishwasher, radiator and external door leading to rear garden. Further opening to dining area.

Dining Area

15' 6" To dining partition x 10' To living room (4.72m to dining partition x 3.05m To living room)

Vinyl tile flooring, radiator, double glazed window to side aspect and french doors opening to rear garden.

First Floor Landing

Giving access to all four bedrooms, bathroom, and storage cupboard.

Bedroom 1

11' 1" x 10' 2" (3.38m x 3.10m)

Double glazed window to front aspect, built in wardrobes and radiator.

Bedroom 2

10' 7" x 10' 3" (3.23m x 3.12m)

Double glazed window to the front, radiator and built in wardrobes.

Bedroom 3

10' 2" x 9' 4" (3.10m x 2.84m)

Double glazed window to the rear aspect and radiator.

Bedroom 4

9' 4" x 8' 2" (2.84m x 2.49m)

Double glazed window to the rear aspect, store cupboard and radiator.

Bathroom

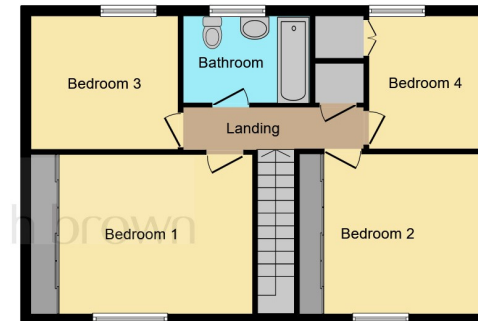
Suite comprising bath with shower over, wc, wash hand basin, heated towel rail and double-glazed window to rear aspect.

Outside

To the front of the house is ample off-street parking which further leads to the garage. This is complemented to the rear elevation by a generous garden mainly laid to lawn with a raised decking area, ideal for entertaining and enjoying the summer months as well as side access and outside tap.



Ground Floor



First Floor

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



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welcome to

Kiln Close, Norwich

- Detached House
- Four Bedrooms Two With Fitted Wardrobes
- L-Shaped Kitchen/Dining Room
- Generous Living Room
- Downstairs WC

Tenure: Freehold EPC Rating: C

offers in excess of

£425,000

directions to this property:

From the W H Brown office in Hellesdon, follow Reepham Road towards Norwich City and at the roundabout take first exit onto Middletons Lane. At the traffic lights turn right onto the Cromer Road, then left onto Fifers Lane. Continue over the mini roundabout and at the next roundabout take the first exit onto St Faiths Road and continue to the next roundabout taking the third exit onto Lodge Lane, then the first left on Norman Drive and Kiln Close is the second turning on the right.



Please note the marker reflects the postcode not the actual property

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Property Ref:
HEL102755 - 0004

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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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