



**PORTFOLIO**  
from



william h brown

Kiln Close, Norwich, Norfolk, NR6 7HZ



# Kiln Close, Norwich, Norfolk, NR6 7HZ

*\*EXTENDED, IDEAL FOR FAMILIES\* Generous living and outdoor space, perfect for enjoying the summer months. This well cared for home would offer future occupants a straight move in feel, whilst located within a well-served village of Old Catton to the north-east of Norwich City Centre. View now!*



## 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

19ft 1in x 17ft 9in

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

## Kitchen/Dining Room

### Kitchen Area

18ft 6in (max) x 11ft 8in (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, integrated washing machine and dishwasher, radiator and external door leading to rear garden. Further opening to dining area.

### Dining Area

15ft 6in (to dining partition) x 10ft 0in (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

11ft 1in x 10ft 2in

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

### Bedroom 2

10ft 7in x 10ft x 3in

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

### Bedroom 3

10ft 2in x 9ft 4in

Double glazed window to the rear aspect and radiator.

### Bedroom 4

9ft 4in x 8ft 2in

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

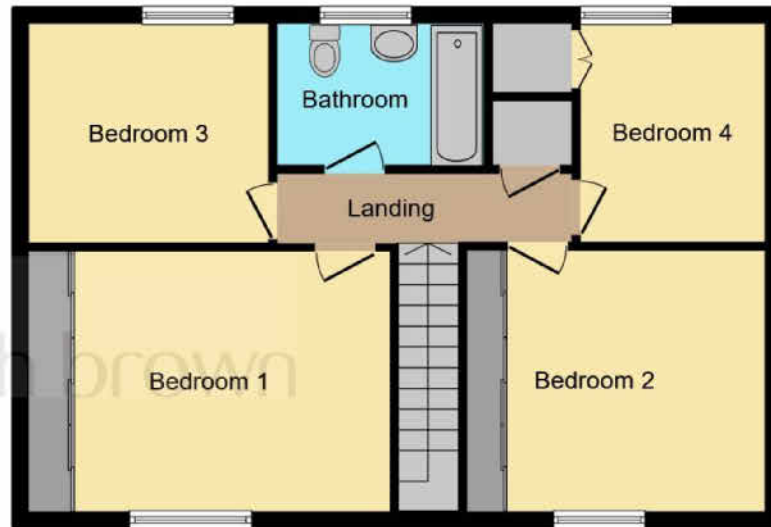
To the front of the house is ample off-street parking which further leads to the garage. This is complemented to the rear elevation by a generous garden mainly laid to lawn with a raised decking area, ideal for entertaining and enjoying the summer months as well as side access and outside tap.







**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](http://www.focalagent.com)

# welcome to Kiln Close, Norwich, Norfolk, NR6 7HZ

A substantial detached family residence with ample character features, high coved ceilings, wood block flooring, ornate mouldings above feature fireplaces and woodgrain effect UPVC double glazing. Set in large landscaped gardens, this period property boasts large reception rooms, rear study, cloakroom and boot room.

Offers in excess of

**£425,000**

- Detached House
- Four Bedrooms Two With Fitted Wardrobes
- L-Shaped Kitchen/Dining Room
- Garage With Potential To Convert Subject To Building Regulations

Tenure: Freehold

EPC Rating: C



To find out more information or to arrange a viewing call

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