



Angela Road, Horsford Norwich NR10 3EZ

welcome to

Angela Road, Horsford Norwich

WILLIAM H BROWN ARE DELIGHTED TO PRESENT THIS THREE BEDROOM DETACHED CORNER PLOT BUNGALOW Located in the highly regarded Horsford location. The property itself would make a perfect family home and benefits from a well-tended and established garden.



Accommodation

THIS SPACIOUS THREE BEDROOM DETACHED BUNGALOW is in the popular NR10 postcode just to the northwest of Norwich city centre. This property would make a perfect purchase for a young family and benefits from three bedrooms of which the master bedroom offers a dressing room, kitchen/breakfast room, family bathroom, separate cloakroom, lounge/dining room and conservatory.

To the rear of this property is a mainly laid to lawn garden which comprises of well-established plants and shrubs, a summer house and a potting shed can also be found. This is also complemented by a garage and driveway offering off road parking for multiple vehicles to the front elevation.

Viewing is by appointment only for its open event.

Entrance Hall

Upvc double glazed external entrance door to front aspect and radiator. Giving access to all bedrooms, bathroom, cloakroom, lounge/dining room and kitchen/breakfast room.

Bedroom 1

12' 9" x 10' 8" (3.89m x 3.25m)

Upvc double glazed window to rear aspect, radiator, opening to generous Dressing Room.

Dressing Room

Built in wardrobe, upvc double glazed window to side aspect.

Bathroom

Suite comprising corner bath with shower over, radiator, wash hand basin, wc, store cupboard and upvc double glazed window to side aspect.

Cloakroom

Suite comprising wash hand basin, wc and upvc double glazed window to front aspect.

Bedroom Two

10' 9" x 10' 9" (3.28m x 3.28m)

Upvc double glazed window to rear aspect and radiator.

Bedroom Three

11' x 6' 7" (3.35m x 2.01m)

Upvc double glazed window to front aspect and radiator.

Lounge/Dining Room

21' 7" x 14' 2" (6.58m x 4.32m)

Upvc double glazed sliding door to rear aspect, working fireplace and radiator.

Kitchen/Breakfast Room

10' 9" x 10' 8" (3.28m x 3.25m)

A range of wall and base units with work surfaces over, four ring gas and electric cooker, upvc double glazed window to rear aspect, wash hand basin with mixer tap, pantry cupboard and door to Conservatory.

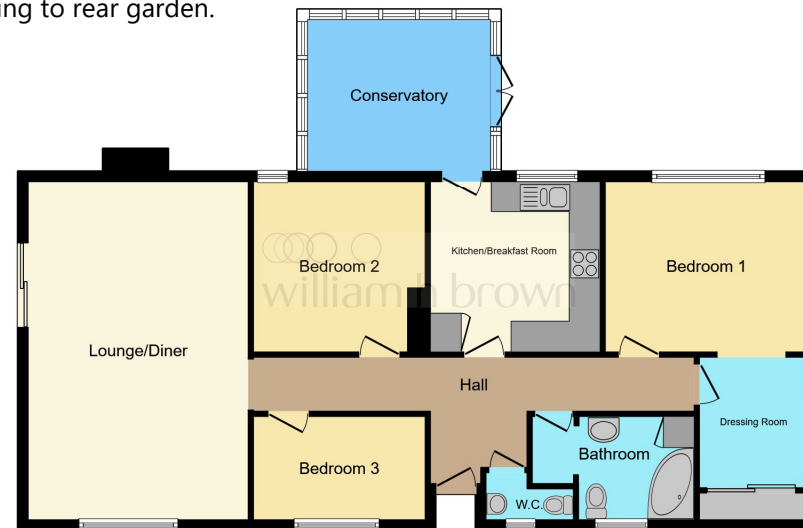
Conservatory

11' 7" x 9' 8" (3.53m x 2.95m)

On a brick base of wooden framed construction with french doors opening to rear garden.

Outside

To the front of the house is a garage and driveway providing ample off-road parking. This is further complemented by a well-tended and mature wrap around garden that cover three sides of the house with well-maintained beds and borders, a generous lawned area, potting shed, and summer house.



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

Angela Road, Horsford Norwich

- Detached Bungalow
- Three Bedrooms
- Garage + Driveway Providing Off Road Parking
- Corner Plot Gardens
- Sought After NR10 Postcode

Tenure: Freehold EPC Rating: D

£350,000



directions to this property:

Follow the W H Brown office on Reepham Road head away from the Norwich City direction and at the first roundabout continue over. At the next roundabout take the third exit onto Drayton Lane and at the next roundabout continue over onto Brewery Lane, then the next roundabout take the first exit on Holt Road and towards the end of the village passing the Medical Centre turn right onto Mill Road and the next right is Angela Road where the property can be found.

Awaiting Photograph



Please note the marker reflects the postcode not the actual property

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Property Ref:
HEL100388 - 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.



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