



Clovelly Drive, Norwich NR6 5EY

welcome to

Clovelly Drive, Norwich

OFFERED FOR SALE WITH NO UPWARD CHAIN! An ideal family home or prospective purchasers seeking a renovation project to create their own style and finish. Offering three bedrooms, 22ft lounge/diner and downstairs wc. Externally the property benefits from garage and off-road parking. View early!



Accommodation

We are delighted to offer for sale a renovation opportunity to create your own style and finish. This three-bedroom detached home is situated within the popular area of lower Hellesdon to the west side of Norwich which is within easy reach of local conveniences such as an Asda superstore, petrol station and David Lloyd fitness club as well as being less than four miles from Norwich city centre.

Internally the accommodation comprises of, entrance hall, lounge/dining room, wc and kitchen. This is complemented to the first floor by three bedrooms and bathroom. Externally the mature gardens to front and rear elevation are well-tended to and further offer an ideal space to enjoy the summer months as well as entertaining.

Entrance Hall

External entrance door and window to front aspect, stairs to first floor landing, storage cupboard and access to lounge/dining room, wc and kitchen.

Lounge/Diner

22' 10" x 12' 8" Max (6.96m x 3.86m Max)
Upvc double glazed window to front aspect, carpeted and patio doors to rear garden.

Wc

Suite comprising wc, wash hand basin, tiled flooring and upvc double glazed window to side aspect.

Kitchen

11' 3" x 8' 1" (3.43m x 2.46m)
A range of wall and base units with work surfaces over, gas hob, plumbing for washing machine, built in oven, gas hob, plumbing for washing machine, integrated dishwasher, serving hatch, 1 1/2 bowl stainless steel sink and drainer, tiled flooring, upvc double glazed window to rear aspect and external entrance door to side aspect.

First Floor Landing

Giving access to three bedrooms, bathroom, and storage cupboard.

Bedroom One

13' 4" x 10' 1" (4.06m x 3.07m)
Upvc double glazed window to front aspect, radiator and built in wardrobes and bedside drawers.

Bedroom Two

13' 3" x 8' 4" (4.04m x 2.54m)
Upvc double glazed window to rear aspect and radiator.

Bedroom Three

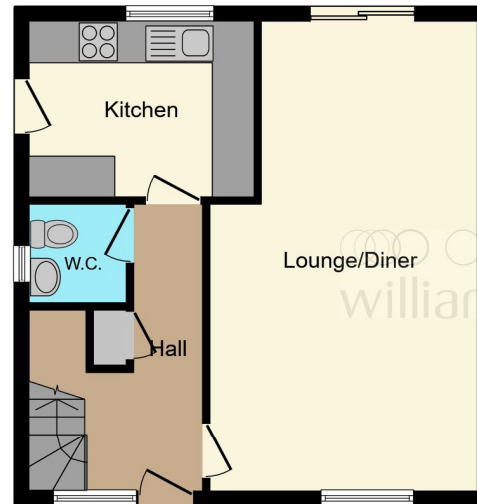
9' 9" x 7' 8" to side of wardrobe (2.97m x 2.34m to side of wardrobe)
Upvc double glazed window to front aspect, radiator and built in wardrobes.

Bathroom

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

Outside

Externally to the front of property is a mature garden with an array of plants, and well-tended bushes, lawn and path leading to canopy porch. Side access via a personal gate leads to the rear elevation comprising of a mainly laid to lawn garden, further matures, trees and bushes and personal door into the garage. The garden also offers a good degree of privacy. Also complementing this property is a driveway providing off-road parking.



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

Clovelly Drive, Norwich

- Detached House
- Three Bedrooms Of Which Two With Fitted Wardrobes
- 22ft Lounge/Diner
- NO UPWARD CHAIN!
- Renovation Opportunity!

Tenure: Freehold EPC Rating: F

£300,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HEL102664 - 0002

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.

directions to this property:

From the A140 Boundary Road parallel to Asda superstore head towards Sweet Briar Road, passing sweet Briar Retail Park and then take the next right-hand turn into Hellesdon Hall road. Next, take the second right hand turn into Clovelly Drive where the property can be found identified by our William H Brown for sale board.



william h brown



01603 487888



hellesdon@williamhbrown.co.uk



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



williamhbrown.co.uk