



**Middletons Lane, Norwich NR6 5SF**

**welcome to**

**Middletons Lane, Norwich**

**\*\*EXTENDED FAMILY HOME\*\*** Located within the heart of Hellesdon is this well-presented extended three-bedroom semi-detached family home offering spacious living throughout with a large enclosed rear garden, garage and driveway parking. Early viewings essential!



## Accommodation

William H Brown are pleased to present this extended three-bedroom semi-detached house situated in the popular village of Hellesdon.

The property benefits from UPVC double glazed windows, gas central heating and is close to local amenities, schools, public transport, the city centre and the NDR.

The well-presented accommodation comprises of entrance hall, living/dining room, kitchen, conservatory, first floor landing, three bedrooms and bathroom. There is an enclosed rear garden, garage, and ample off-road parking.

Properties like this are in high demand, therefore a full and early internal inspection is highly recommended.

## Entrance Hall

Front entrance door, staircase to first floor, under stair storage cupboard, door to living/dining room and door to kitchen.

## Kitchen

17' 2" x 8' 1" (5.23m x 2.46m)

Fitted with a matching range of base, wall and drawer units, work surfaces, sink unit and drainer, built in electric oven, electric hobs with cooker hood over, tiled splashbacks, plumbing for washing machine, plumbing for dishwasher, space for fridge freezer, wall mounted gas central heating boiler, UPVC double glazed side window, UPVC double glazed double doors to the rear garden.

## Living / Dining Room

21' 1" to bay x 10' 3" (6.43m to bay x 3.12m)

UPVC double glazed bay window to the front, log burner, two radiators, sliding door to conservatory.

## Conservatory

16' 3" x 10' 1" (4.95m x 3.07m)

UPVC double glazed rear and side windows, patio door to the side, tiled flooring.

## First Floor Landing

UPVC double glazed side window, doors to:

### Bedroom One

11' 2" x 9' 4" (3.40m x 2.84m)

UPVC double glazed rear window, fitted triple wardrobes, radiator.

### Bedroom Two

10' 8" x 10' 1" (3.25m x 3.07m)

UPVC double glazed front window, radiator.

### Bedroom Three

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

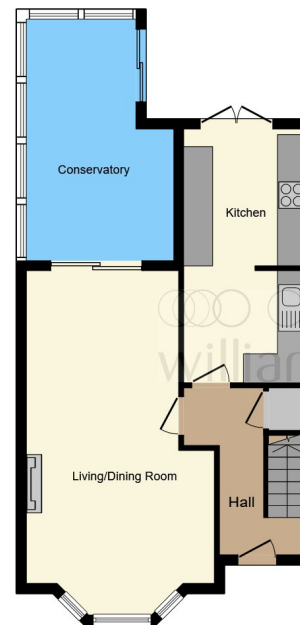
UPVC double glazed front window.

## Bathroom

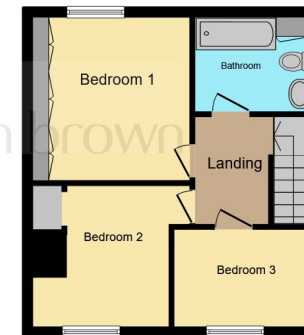
Fitted with a three-piece white suite comprising bath with shower over, WC, wash hand basin, tiling, storage cupboards, UPVC double glazed side window.

## Outside

To the front of the property there is a shingled driveway offering ample off-road parking which leads to the attached single garage which has an up and over front door, rear window, and door to the rear garden. To the rear of the property there is a lawned garden with large patio and shingled area, two garden sheds and a green house. The garden is enclosed by fencing.



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)



**view this property online** [williamhbrown.co.uk/Property/HEL102780](http://williamhbrown.co.uk/Property/HEL102780)



welcome to

## Middletons Lane, Norwich

- Extended Semi-Detached House
- Three Bedrooms
- Conservatory
- Large Enclosed Rear Garden
- Garage & Ample Off-Road Parking

Tenure: Freehold EPC Rating: D

offers in excess of

**£315,000**

### directions to this property:

Leave our Hellesdon Office on the Reepham Road towards the city, at the roundabout take the third exit on to Middletons Lane where the property will be on your right-hand side.



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/HEL102780](http://williamhbrown.co.uk/Property/HEL102780)



Property Ref:  
HEL102780 - 0003

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](mailto:hellesdon@williamhbrown.co.uk)



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



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**