



**St. Edmunds Close, Norwich NR6 5ER**

**welcome to**

**St. Edmunds Close, Norwich**

**\*\*CUL-DE-SAC LOCATION\*\*** This three bedroom semi-detached family home offers two reception rooms, utility room with cloakroom, an enclosed rear garden and ample driveway parking. Appealing to an assortment of buyers the property is sure to be popular! Call us today to arrange your viewing today!



### Entrance Hall

Front entrance door, staircase to first floor, doors to lounge and dining room.

### Lounge

16' 4" x 8' 4" ( 4.98m x 2.54m )

UPVC double glazed bay window to front aspect, ceiling spotlights, radiator, opening onto kitchen.

### Kitchen

15' 8" x 8' 9" ( 4.78m x 2.67m )

Fitted with a matching range of base, wall and drawer units, work surfaces, sink unit and drainer, built in oven with gas hob and cooker hood over, wine rack, wall mounted gas central heating boiler, tiling, under stair storage cupboard, UPVC double glazed rear window, UPVC double glazed French doors to the rear garden.

### Utility Room

11' 2" x 8' 9" ( 3.40m x 2.67m )

Fitted with base, wall and drawer units and work surface, plumbing for washing machine, dishwasher and tumble dryer, radiator, door to the side.

### Cloakroom

WC, UPVC double glazed rear window, radiator.

### Dining Room

15' 6" x 8' 4" ( 4.72m x 2.54m )

UPVC double glazed front window, radiator.

### First Floor Landing

Airing cupboard, UPVC double glazed side window, doors to:

### Bedroom One

13' 2" x 9' 8" ( 4.01m x 2.95m )

UPVC double front window, built in wardrobe and shelving, radiator.

### Bedroom Two

9' 6" x 8' 9" ( 2.90m x 2.67m )

UPVC double glazed rear window, radiator.

### Bedroom Three

10' 2" x 6' 6" ( 3.10m x 1.98m )

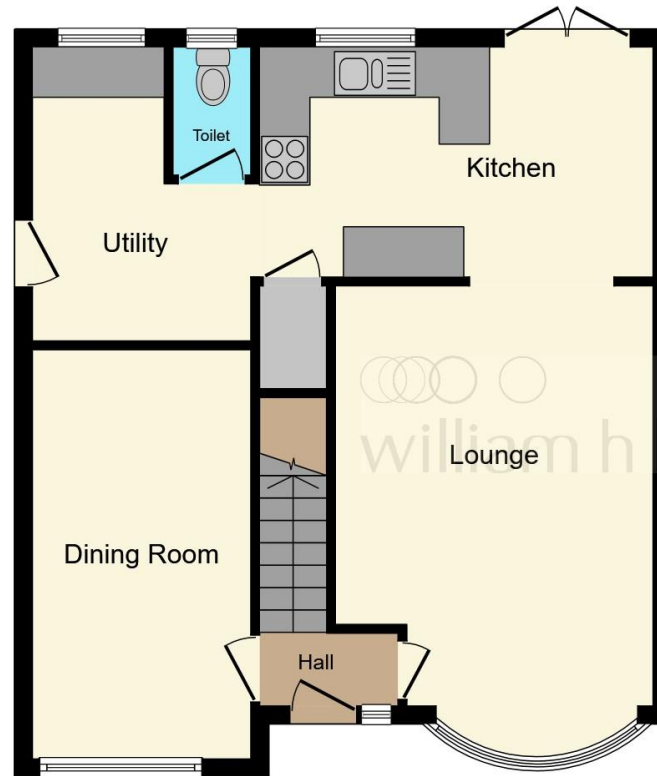
UPVC double glazed front window, over stair storage cupboard, radiator.

### Bathroom

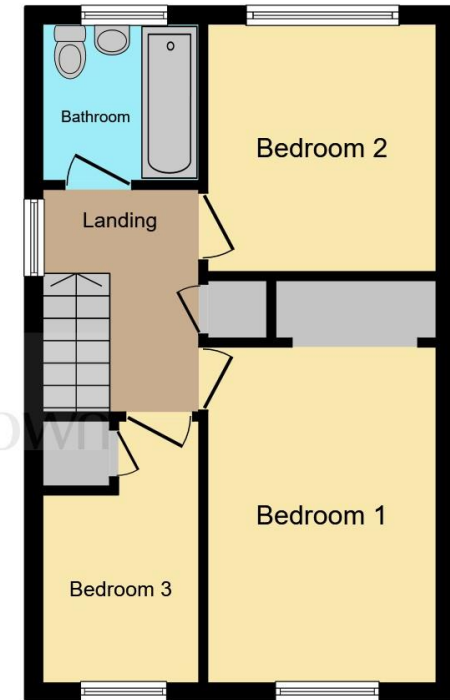
Fitted with a three piece suite comprising bath with shower over, WC, wash hand basin, tiling, radiator, UPVC double glazed rear window.

### Outside

To the front of the property there is a brickweave driveway offering ample off road parking. To the rear of the property there is lawned garden with a patio, storage shed and raised flowerbeds. The garden is enclosed by fencing with a front access gate.



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/HEL102516](http://williamhbrown.co.uk/Property/HEL102516)



welcome to

## St. Edmunds Close, Norwich

- Semi-Detached Family Home
- Three Bedrooms
- Two Reception Rooms
- Utility Room
- Cloakroom & Family Bathroom

Tenure: Freehold EPC Rating: C

**£325,000**



### directions to this property:

Leave our Hellesdon Branch on the Reepham Road heading towards Norwich City Centre. At the roundabout take the third exit on to Middletons Lane and follow the road until the end. At the traffic lights continue straight over onto Hospital Lane following onto Low Road. Take the third left onto St Edmunds Close and follow round to the left where the property will be on your right.



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/HEL102516](http://williamhbrown.co.uk/Property/HEL102516)



Property Ref:  
HEL102516 - 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.



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)**