



**Fairways, Norwich NR6 5PN**

**welcome to**

**Fairways, Norwich**

**\*\*EXTENDED\*\*** Ideal for families, with ample off-road parking and further offering three double bedrooms and an attached garage which could be made integral subject to relevant building regulations. Located within this maturing residential area of Hellesdon, with nearby schools and amenities!



## Accommodation

This well presented three-bedroom terraced house is situated in Hellesdon, a popular suburb of Norwich, and is within short commutable distance of the city centre, as well as a range of local amenities, facilities, infant, junior, and high schools. This property has been extended by previous owners to offer additional kitchen and living room space to make it the perfect family home, with the added benefit of a garage which could be made integral with the necessary alterations and building regulations, and off-road parking for multiple cars.

Internally the property comprises of entrance hall, leading to w/c, living/dining room, and kitchen. This is complemented to the first floor by three bedrooms and family bathroom.

Properties like this are in extremely high demand so be sure to view quickly!

## Entrance Hall

Upvc double glazed external entrance door opening to hallway, giving access to living/dining room and wc.

## Wc

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

## Living/Dining Room

32' 6" To patio door x 10' 4" To garage wall (9.91m to patio door x 3.15m To garage wall)

Upvc double glazed window to front, two radiators, stairs to first floor, carpeted and double sliding door opening into rear garden, opening to kitchen.

## Kitchen

18' 4" x 7' 1" (5.59m x 2.16m)

A range of wall and base units with work surfaces over, built in oven and electric hob, two storage cupboards, tiled floor, radiator and single bowl sink and drainer, upvc double glazed window and door to rear aspect.

## Landing

Access to three bedrooms and bathroom.

## Bedroom One

10' 7" x 8' 3" (3.23m x 2.51m)

Built in double wardrobes, radiator, carpeted and upvc double glazed window to front aspect.

## Bedroom Two

10' x 8' 9" (3.05m x 2.67m)

Upvc double glazed window to rear aspect, radiator, carpeted and built in store cupboard.

## Bedroom Three

9' 2" x 7' 2" (2.79m x 2.18m)

Upvc double glazed window to front aspect, radiator and carpeted.

## Bathroom

Suite comprising bath with shower screen and attachment, vanity unit with wall units, down lights, and inset wash hand basin, wc, tiled flooring and splash backs, loft access and upvc double glazed window to rear aspect.

## Outside

To the front of the property is a gravel driveway providing ample off-road parking and garage. This is complemented to the rear by a split-level garden with brick weave patio and retaining wall, steps lead up to the lawn with some planted shrubs and is enclosed by panelled fencing.



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## Fairways, Norwich

- Extended Terrace House
- Three Generous Bedrooms
- 31ft Living/Dining Room
- Downstairs WC
- Garage + Driveway Providing Ample Off-Road Parking

Tenure: Freehold EPC Rating: C

offers in excess of

**£250,000**

### directions to this property:

From the W H Brown office in Hellesdon, follow the Reepham road towards Norwich city and take the first right onto Bernham road. Continue until the t-junction meeting Woodland Road and then turn left, follow the road round and Fairways is on the right-hand side.



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HEL102914 - 0004

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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)**