



Westwood Drive, Norwich NR6 5DF

welcome to

Westwood Drive, Norwich

WILLIAM H BROWN ARE DELIGHTED TO PRESENT THIS SEMI-DETACHED BUNGALOW located in Hellesdon, a popular suburb of Norwich City Centre. The property itself would make a perfect family home and benefits from three bedrooms, a stunning substantial rear garden with garage and off-street parking. View now!



Accommodation

THIS WELL-PRESENTED SEMI-DETACHED BUNGALOW is in the popular NR6 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, kitchen, shower room, living/dining room, utility room and conservatory. Externally to the rear elevation, a generous size garden mainly laid to lawn can be found, as well as patio space and an array of well-established trees and shrubs, with a small apple orchard at the bottom, this is complemented to the front by a driveway parking for multiple cars.

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

Entrance Hall

Upvc double glazed external entrance door to front aspect, giving access to all three bedrooms, living/dining room, shower room and kitchen.

Living/Dining Room

22' 5" x 12' 5" (6.83m x 3.78m)

Upvc double glazed doors leading to conservatory, radiator, and electric feature fireplace.

Conservatory

11' 2" x 9' 2" (3.40m x 2.79m)

Of upvc double glazed construction with external door opening to rear garden.

Kitchen

20' 1" x 9' 6" (6.12m x 2.90m)

Wall and base units with work surfaces over, free-standing electric cooker/oven, built in extractor, 1 1/2 bowl sink and drainer, plumbing for washing machine and integrated dishwasher, space for fridge freezer and wall mounted gas fired central heating boiler.

Utility Room

5' 9" x 4' 1" (1.75m x 1.24m)

Upvc double glazed window to rear aspect, power for tumble dryer and external entrance door to side aspect.

Shower Room

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

Bedroom One

12' 7" x 10' 4" (3.84m x 3.15m)

Upvc double glazed window to front aspect, radiator and fitted bedside units with up and over storage.

Bedroom Two

12' 4" x 9' 9" (3.76m x 2.97m)

Upvc double glazed window to front aspect, and radiator.

Bedroom Three

16' 2" x 5' 9" Max (4.93m x 1.75m Max)

Upvc double glazed window to rear aspect, radiator, and built in wardrobe.

Outside

To the front of the home is a driveway providing ample off-road parking and leads to the garage. The remainder of the front garden is shingle with retaining wall and path leading to the front entrance door, this is complemented to the rear of the bungalow with a generous size garden mainly laid to lawn, with well-established plants, bushes, and fruit trees, with some patio space, outside tap, and garage.



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



view this property online williamhbrown.co.uk/Property/HEL102954



welcome to

Westwood Drive, Norwich

- Semi Detached Bungalow
- Three Bedrooms
- Stunning & Well-Tended Rear Garden
- Garage + Driveway Providing Off-Road Parking
- Sought-After NR6 Postcode

Tenure: Freehold EPC Rating: D

offers in excess of

£290,000

directions to this property:

From William H Brown office in Hellesdon, follow Reepham Road away from the city centre direction and take first left-hand turn onto Drayton Wood Road and then the next right hand turn onto Westwood Drive where the property can be found identified by our W H Brown for sale board.



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HEL102954



Property Ref:
HEL102954 - 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



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



williamhbrown.co.uk