



Ives Road, Norwich NR6 6DU

welcome to

Ives Road, Norwich

WILLIAM H BROWN ARE DELIGHTED TO PRESENT THIS WELL-LOVED SEMI-DETACHED HOME. The property itself would make a fantastic first time buy or young family home and benefits from three bedrooms off landing, conservatory, and a generous size living space. Internal viewing is highly recommended!



Accommodation

THIS WELL-PRESENTED SEMI-DETACHED HOUSE is in the popular NR6 postcode just to the west of Norwich city centre. This home would make a perfect purchase for first time buyers or a young family, and benefits from three bedrooms off landing, good ground floor living space and a low maintenance courtyard garden.

Internally, the accommodation comprises of entrance hall, storage area, kitchen, lounge, dining room, and conservatory. This is complemented to the first floor by three bedrooms off the landing, family bathroom, and separate wc.

An internal viewing is highly recommended!

Entrance Hall

External entrance door to front aspect and upvc double glazed window, radiator storage area, stairs to first floor landing and access to lounge/dining room and kitchen.

Storage Area

With upvc double glazed window to front aspect.

Lounge/Dining Room

19' 11" x 10' 11" Max (6.07m x 3.33m Max)

Triple aspect upvc double glazed windows to front, rear and side aspects, feature fireplace and radiator.

Kitchen

13' 7" x 7' 3" (4.14m x 2.21m)

A range of wall and base units with work surfaces over, four ring gas hob, sink, upvc double glazed window to rear aspect and internal door opening to conservatory.

Conservatory

13' 5" x 7' (4.09m x 2.13m)

Of upvc construction on a brick base, with door opening to the courtyard garden.

First Floor Landing

Giving access to all three bedrooms, bathroom, storage cupboard, and separate wc.

Bedroom One

11' 1" x 9' 2" (3.38m x 2.79m)

Upvc double glazed window to front aspect, and radiator.

Bedroom Two

10' 4" x 9' 2" (3.15m x 2.79m)

Upvc double glazed window to rear aspect, and radiator.

Bedroom Three

10' 6" x 7' 4" (3.20m x 2.24m)

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

Bathroom

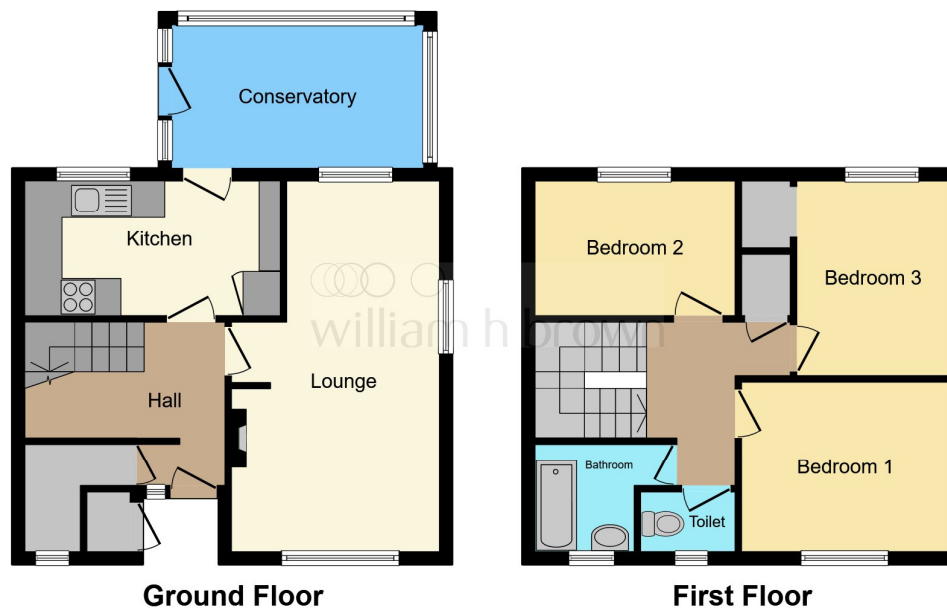
Suite comprising bath with shower over, basin, radiator and upvc double glazed window to rear aspect, and extractor fan.

Separate Wc

Upvc double glazed window to front aspect, and wc.

Outside

Externally to the rear of the property is an enclosed low maintenance courtyard garden, mainly laid to slabs.



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

Ives Road, Norwich

- Semi Detached House
- Three Bedrooms
- 19ft Lounge/Dining Room
- Conservatory
- Enclosed Courtyard Rear Garden

Tenure: Freehold EPC Rating: D

directions to this property:

Follow the W H Brown office on Reepham Road in Hellesdon, proceed to the roundabout and turn left onto Middletons Lane. At the traffic lights adjacent to Norwich International Airport turn right onto Holt Road and take the next left-hand turn onto Fifers Lane, follow to the roundabout, and take third exit onto Ives Road where the property can be found identified by our W H Brown for sale board.

£225,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HEL102979 - 0003

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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.



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