



**Prince Andrews Road, Norwich NR6 6XJ**



**welcome to**

**Prince Andrews Road, Norwich**

**\*\*NO UPWARD CHAIN\*\*** W H Brown are delighted to offer for sale this modernised detached three-bedroom bungalow, located within a maturing residential development of Hellesdon. Further offering an I-shaped lounge/dining room, separate wc and shower room. There is also an integral garage and driveway!



## Accommodation

This detached bungalow is located within a maturing residential street close to the Cromer Road to the North of Norwich and is well positioned for local schools, shops, Norwich International Airport, supermarkets, the Northern Distributor Road which connects the north and south of Norwich and many other amenities. The property was built in approximately early 1950's and since it's occupancy in 2022, the current owner has made improvements to modernise and improve the home to offer a straight move in feel.

Internally the accommodation comprises of; entrance hall, lounge/dining room, kitchen, conservatory/garden room, integral garage, cloakroom, shower room and three bedrooms.

View early to avoid disappointment!

## Entrance Hall

External entrance door opening to front aspect giving access to hallway, storage cupboards, lounge/dining room, kitchen, wc, bathroom and three bedrooms.

## Lounge/Dining Room

### Lounge Area

16' 7" x 19' 9" + door recess ( 5.05m x 6.02m + door recess )

Upvc double window to front aspect, radiator, laminate flooring, wall mounted feature electric fire, opening to dining area.

## Dining Area

8' x 5' 4" ( 2.44m x 1.63m )

Upvc double glazed window to front aspect, radiator and tiled flooring.

## Kitchen

14' 5" x 8' 5" Max ( 4.39m x 2.57m Max )

Wall and base units with work surfaces over, space for fridge freezer, built in dishwasher, 1 1/2 bowl sink and drainer, electric hob, electric oven and extractor hood, opening to conservatory.

## Conservatory/Garden Room

9' 4" x 9' ( 2.84m x 2.74m )

On a brick base of upvc double glazed construction, plumbing for washing machine and space for tumble dryer, access to garage.

## Integral Garage

With up and over door, power and light.

## Cloakroom

Suite comprising wc, tiled flooring and upvc double glazed window to side aspect.

## Shower Room

Suite comprising double width shower cubical, tiled walls, tiled flooring and upvc double glazed window to side aspect.

## Bedroom One

12' 3" Max x 10' 5" ( 3.73m Max x 3.17m )

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

## Bedroom Two

9' x 10' To cupboard ( 2.74m x 3.05m To cupboard )

Upvc double glazed window to rear aspect, carpeted and radiator,

## Bedroom Three

10' 5" x 8' 4" ( 3.17m x 2.54m )

Upvc double window to side aspect, carpeted and cupboard.

## Outside

To the front of the property is a driveway providing off-road parking and garden laid to lawn, enclosed by brick walling. This is complemented to the rear of the property by a lawned garden and mature shrubs, enclosed by panelled fencing.



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)



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**welcome to**

## Prince Andrews Road, Norwich

- Detached Bungalow
- Three Bedrooms
- L-Shaped Lounge/Dining Room
- Modernised Kitchen
- Shower Room + Separate Wc

Tenure: Freehold EPC Rating: D

offers in excess of

**£325,000**

### directions to this property:

Leave Norwich on the Aylsham Road and continue to the end of the Aylsham Road, crossing the boundary junction onto the Cromer Road. Then taking the second right into Brabazon Road and then the first left onto Prince Andrews Road, continuing on Prince Andrews Road where you can see the property located on the right-hand side marked by a William H Brown for sale board.



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HEL102816 - 0007

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