



**PORTFOLIO**  
from



william h brown

Cromer Road, Norwich, Norfolk, NR6 6XW

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*WE ARE DELIGHTED TO PRESENT THIS DETACHED CHALET BUNGALOW, located in Hellesdon. The property itself would make a perfect family home and benefits from four good size double bedrooms, generous rear garden with decking space, driveway parking for multiple cars and garage.*



## Entrance Porch

External entrance door opening to porch with further door leading to hallway.

## Hallway

Opening to bedroom three, shower room, living room, kitchen/dining room, radiator and stairs rising to first floor.

## Living Room

15ft 11in x 10ft 4in

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

## Shower Room

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

## Kitchen/Dining Room

33ft 2in x 14ft 9in (max)

A modern fitted kitchen with a range of soft closing wall and base units with work surfaces over, four ring gas hob, central island with ample storage, 1 ½ bowl sink with mixer tap, tiled flooring, two eye level integrated ovens and microwave as well as warming tray, dishwasher and separate integrated fridge and freezer, sink waste disposal, fully working log burner. Upvc double glazed



window to side aspect and double french doors opening to rear garden.

## Bedroom Three

12ft 3in x 14ft 3in

Upvc double glazed window to front aspect, and radiator.

## First Floor Landing

Giving access to all bedrooms.

## Bedroom One

16ft 8in x 14ft 10in

Upvc double glazed window to rear aspect, two radiators,

wood effect floor, and gives access to ample eaves storage and a dressing room.

## Ensuite

Suite comprising wc, wash hand basin, heated towel rail and shower cubical, two velux windows, upvc double glazed window to side aspect, solid wood worktop with plumbing for washing machine and space for tumble dryer.

## Bedroom Two

14ft 3in (+ bay) x 12ft 2in

Upvc double glazed bay fronted window, and radiator.





## Bedroom Four

14ft 2in (+ bay) x 11ft 9in

Upvc double glazed bay fronted window, wood effect floor and radiator.

## Outside

To the front of the property is a generous brick weave driveway providing ample off-road parking and garden area, with double security gates down the side elevation leading to the rear garden and garage. The rear garden is well-proportioned with a substantial decking area ideal for enjoying the summer months. The remainder of the garden is laid to lawn and is enclosed by panelled fencing.





**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)



# welcome to

## Cromer Road, Norwich, Norfolk, NR6 6XW

**\*\*CALLING ON ALL FAMILIES\*\*** is in the popular NR6 postcode just to the northwest of Norwich city centre. This property would make a perfect family home and benefits from four bedrooms one of which can be found to the ground floor and three off landing, one of which benefits from an ensuite, dressing room two storage cupboards. A spectacular kitchen/diner offers garden views with double French doors. This is complemented by the rear garden which is mainly laid to lawn with generous decking space perfect for entertaining, well-established trees, bushes and shrubs can be found.

Internally the accommodation comprises of; entrance porch, hallway, bedroom which is serviced by a shower room, living room and 33ft kitchen/dining room. To the first floor there are three further bedrooms, the master having ensuite, dressing room and eaves storage cupboards.

This lovingly cared for home must be viewed internally to fully appreciate the flexibility and space of the accommodation being offered.

Offers in excess of

## £475,000

- DETACHED CHALET BUNGALOW
- FOUR DOUBLE BEDROOMS
- MASTER ENSUITE + DRESSING ROOM
- 33FT KITCHEN/DINING ROOM

EPC Rating: C

Council Tax Band: D

Tenure: Freehold

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To find out more information or to arrange a viewing call

## 01603 487888

or email [hellesdon@williamhbrown.co.uk](mailto:hellesdon@williamhbrown.co.uk)

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