



**Rosebay Close, Norwich NR6 6DX**

**welcome to**

**Rosebay Close, Norwich**

WILLIAM H BROWN ARE DELIGHTED TO PRESENT THIS WELL-LOVED HOME The property itself would make a fantastic first time buy or young family home and benefits from four bedrooms off landing, Open-plan kitchen/diner designed and fitted by Wren and the addition of a log burner. Viewing is a must!



## Accommodation

THIS WELL-PRESENTED TERRACE HOME 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 young family and benefits from four bedrooms off landing, well-proportioned ground floor living space and a low maintenance and enclosed rear garden.

Internally the accommodation comprises of entrance hall, kitchen/diner, living room, w/c and storage to the ground floor. This is complemented to the first floor by four bedrooms off the landing and the family bathroom. The property has benefitted from the improvement of a well-designed and fitted Wren kitchen as well as a modern fitted bathroom.

Furthermore, it would offer future occupants a straight move in feel and can only be appreciated by a full and early internal inspection.

## Entrance Hall

External entrance door opening to front aspect, built in storage, radiator and giving access to w/c.

## Wc

Suite comprising of hand wash basin, wc, radiator, and upvc double glazed window to front aspect.

## Living Room

12' x 11' ( 3.66m x 3.35m )  
Upvc double glazed window to front aspect and radiator.

## Open Plan Kitchen/Dining Room

22' x 11' ( 6.71m x 3.35m )  
Newly installed Wren kitchen, wood effect flooring, four ring induction hob and oven, integrated slim line dishwasher, integrated fridge freezer, boiling water tap, newly installed log burner, and upvc double glazed window and doors opening to rear garden.

## First Floor Landing

Giving access to four bedrooms, bathroom and two storage cupboards.

## Bedroom One

11' 1" x 9' 8" ( 3.38m x 2.95m )  
Upvc double glazed window to front aspect and radiator.

## Bedroom Two

11' 1" into door recess x 11' 1" ( 3.38m into door recess x 3.38m )  
Built in wardrobe, radiator and upvc double glazed window to rear aspect.

## Bedroom Three

11' 2" x 6' 10" ( 3.40m x 2.08m )  
Upvc double glazed window to rear aspect and radiator.

## Bedroom Four

7' 11" x 6' 6" ( 2.41m x 1.98m )  
Upvc double glazed window to rear aspect and radiator.

## Bathroom

Suite comprising bath with shower over, hand wash basin, wc, radiator, and upvc double glazed window to front aspect.

## Outside

Externally to the rear elevation is an enclosed low maintenance garden mainly laid to lawn with a brick built shed.



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)



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welcome to

## Rosebay Close, Norwich

- Terrace House
- Four Bedrooms
- Spacious & Newly Fitted Wren Kitchen
- Recently Installed Wood Burner
- Enclosed Garden With Brick Built Shed

Tenure: Freehold EPC Rating: C

**£270,000**

### directions to this property:

Follow the W H Brown office on Reepham Road, 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 the third exit onto Ives Road then second left onto Rosebay Close where the property can be found.



Please note the marker reflects the postcode not the actual property

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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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