



Clovelly Drive, Norwich NR6 5EY

welcome to

Clovelly Drive, Norwich

****OFFERED FOR SALE BY OPEN HOUSE SATURDAY 10TH MAY 13:00-14:00** VIEWING BY APPOINTMENT ONLY! We are delighted to offer for sale this detached home, situated on a elevated plot with ample parking and garage with electric door. Call now!**



Accommodation

W H Brown are delighted to present this detached property which is located in Hellesdon a popular suburb to the north of Norwich and within easy reach of the city centre. Great transport links are available by both road and bus. This property is a short walk away from the picturesque Hellesdon Mill with countryside walks readily available. Within reach a number of well-regarded schools can be found by short commute along with local amenities and facilities. The Marriott's Way is a great way to walk/cycle path which can also be found very close by.

Internally the property comprises of entrance hall, wc, generous living/dining room and spacious kitchen with ample work units and cupboard space. The living room has a bright front aspect with a warm ambiance. This is complemented by the first floor accommodation consisting of four good size bedrooms and family bathroom. In addition, the property has an electric garage door and full intruder alarm.

Viewing this property is highly recommended on this unique opportunity.

Entrance Hall

External entrance door to front aspect, dual aspect upvc double glazed windows to side and front aspect, stairs rising to first floor landing, and giving access to kitchen and living/dining room.

Wc

Suite comprising wc and wash hand basin.

Kitchen

15' x 9' 9" (4.57m x 2.97m)

Upvc double glazed window to rear aspect and external entrance door side door side aspect. A range of wall and base units with work surfaces over, 1 ½ bowl sink and drainer with mixer tap, space for washing machine, and dishwasher. Opening to living/dining room.

Living/Dining Room

29' 1" x 12' 7" Max (8.86m x 3.84m Max)

Upvc double glazed window to the front aspect, two radiators and sliding doors leading to rear garden.

First Floor Landing

Giving access to four bedrooms, bathroom, and storage cupboard.

Bedroom One

13' 8" x 10' 1" (4.17m x 3.07m)

Upvc double glazed window to the front aspect with views, radiator and built in wardrobe.

Bedroom Two

11' 3" x 10' 1" (3.43m x 3.07m)

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

Bedroom Three

10' 9" x 7' 5" (3.28m x 2.26m)

Upvc double glazed window to rear aspect and radiator.

Bedroom Four

9' 4" x 7' 6" (2.84m x 2.29m)

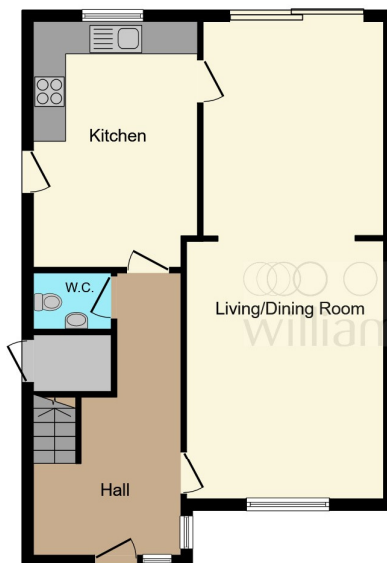
Upvc double glazed window to the front aspect, and radiator.

Bathroom

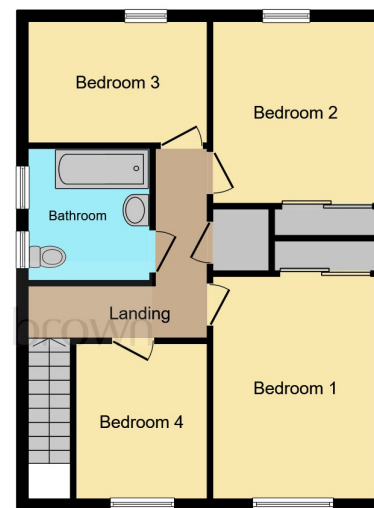
Upgraded bathroom suite comprising bath, wc, wash hand basin, built in storage cupboard, fully tiled from floor to ceiling and two upvc double glazed windows to side aspect.

Outside

To the rear of the property a mature split-level garden can be found starting with a patio and raised beds with steps that lead to a lawned garden with further patio and slopping bedding area the width of the garden retained by an established wall. Furthermore, a side access leads to the front aspect, garage as well as an outside store. This is complemented to the front elevation by a rockery garden interspersed with various plants and shrubs, driveway parking as well as a garage.



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



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Clovelly Drive, Norwich

- ****OPEN HOUSE SATURDAY 10TH MAY 13:00-14:00****
- ****VIEWINGS BY APPOINTMENT ONLY****
- Detached House
- Four Well-Proportioned Bedrooms
- Garage With Electric Door + Ample Off-Road Parking

Tenure: Freehold EPC Rating: C

£350,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HEL103147 - 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.



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