



Overbury Road, Norwich NR6 5LB

welcome to

Overbury Road, Norwich

WILLIAM H BROWN ARE DELIGHTED TO PRESENT THIS SEMI-DETACHED HOME! located in the well-regarded location of Hellesdon. The property itself would make a fantastic purchase for second home movers and benefits from three bedrooms off landing, a well-maintained enclosed garden and off-road parking!



Accommodation

THIS SEMI-DETACHED HOME is in the popular NR6 postcode just to the west of Norwich city centre and would make a perfect purchase for second home movers and benefits from three bedrooms off landing, an enclosed garden and parking for multiple vehicles as well as garage. Internally the accommodation comprises of; entrance hall, kitchen, sitting room, dining room, conservatory, rear lobby and wc to the ground floor. This is complemented to the first floor by three bedrooms off the landing and the family bathroom. An internal viewing is highly recommended to fully appreciate its potential and the well-tended, enclosed rear garden which is ideal for enjoying the summer months.

Entrance Hall

External entrance door to front aspect, radiator, storage cupboard, stairs to first floor landing and gives access to sitting room and kitchen.

Sitting Room

13' 10" x 11' to side of fireplace (4.22m x 3.35m to side of fireplace)

Upvc double glazed window to front aspect, open fireplace, and radiator, opening to dining room.

Dining Room

11' 10" x 11' 5" Max (3.61m x 3.48m Max)

Radiator and upvc double glazed doors opening to conservatory.

Conservatory

11' 2" x 8' 10" Max (3.40m x 2.69m Max)

Of upvc construction with double doors opening to rear garden.

Kitchen

8' 4" x 8' 1" (2.54m x 2.46m)

A range of wall and base units with work surfaces over, four ring electric hob with extractor fan and built in electric oven, space for washing machine and dishwasher, single bowl sink and drainer, recessed storage room and upvc double glazed window to side aspect. Further door opening to rear lobby.

Rear Lobby

Giving access to toilet and external entrance door opening to rear garden.

Wc

Suite comprising wc, and window to rear aspect.

First Floor Landing

Giving access to all three bedrooms, and bathroom.

Bedroom One

12' 2" x 11' 11" Max (3.71m x 3.63m Max)

Upvc double glazed window to front aspect and radiator.

Bedroom Two

13' 5" x 10' 9" Max (4.09m x 3.28m Max)

Upvc double glazed window to rear aspect and radiator.

Bedroom Three

8' 5" x 8' 3" (2.57m x 2.51m)

Upvc double glazed window to front aspect and radiator.

Bathroom

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

Outside

To the rear of the property is a well-tended mainly laid to lawn garden with well-established shrubs, bushes and trees, a perfect entertaining space and for enjoying those all-important summer months. This is complemented to the front of the property by a brick-weave driveway offering parking for multiple vehicles and gives access to the garage. 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



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welcome to

Overbury Road, Norwich

- Semi Detached House
- Three Bedrooms
- Two Reception Rooms
- Conservatory + Downstairs WC
- Beautifully Tended Rear Garden

Tenure: Freehold EPC Rating: D
Council Tax Band: B

offers in excess of

£325,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
HEL103172 - 0002

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