



Braeford Close, Norwich NR6 5EZ

welcome to

Braeford Close, Norwich

PERFECT FAMILY HOME! This three-bedroom semi-detached property is well loved and presented throughout. Located on a quiet residential road. Viewings are highly recommended not to miss out on this fantastic property. Call now to avoid disappointment!



Accommodation

W H Brown are delighted to present this three-bedroom semi-detached property which is in Hellesdon, a popular suburb to the north of Norwich, and within easy reach of the city centre. Transport links are available by car and bus. This property is a short walk away from the picturesque Hellesdon Mill with countryside walks readily available. Several well-regarded schools can be found within reach as well as local amenities. The Marriott's way is a great way to walk/cycle in the city and can again be found very close by.

Internally the accommodation comprises of; entrance hall, kitchen, living/dining room, and storage to the ground floor, with three bedrooms and shower room off landing to the first floor. The living room has a bright front aspect with a warm ambiance. This is complemented externally to the front of the property by a low maintenance garden with driveway parking and garage, a well-maintained garden with patio space, ideal for enjoying the summer months.

Viewing this property is highly recommended!

Entrance Hall

External entrance door opening to front aspect, laminate flooring with access to the living/dining room, kitchen, stairs to the first floor, understairs storage cupboard and a radiator.

Living/Dining Room

20' 1" x 12' 6" Max (6.12m x 3.81m Max)
Bright, with a upvc double glazed window to front aspect, and patio doors opening to rear garden and radiators.

Kitchen

8' 8" x 8' 3" (2.64m x 2.51m)
Double glazed window and door to the rear garden, wall and base units with work surfaces over, integrated electric oven and four ring gas hob, integrated dishwasher, fridge-freezer, washing machine, sink and drainer.

First Floor Landing

Giving access to all three bedrooms and shower room.

Bedroom One

12' 2" x 9' 7" (3.71m x 2.92m)
Upvc double glazed window to front aspect with church views, and radiator,

Bedroom Two

9' 6" x 8' 9" (2.90m x 2.67m)
Upvc double glazed window to rear aspect, and radiator.

Bedroom Three

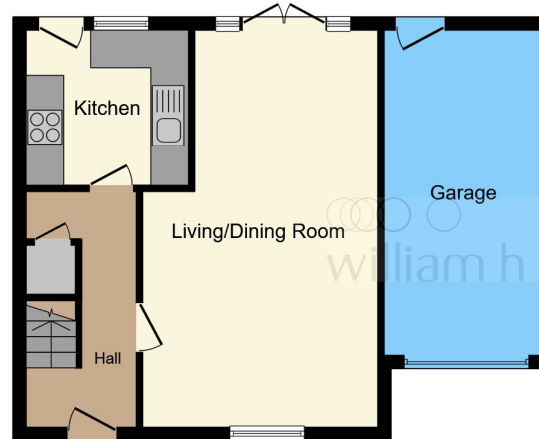
10' 2" x 6' 6" To side of cupboard (3.10m x 1.98m To side of cupboard)
Upvc double glazed window to front aspect with church view, storage cupboard and radiator.

Shower Room

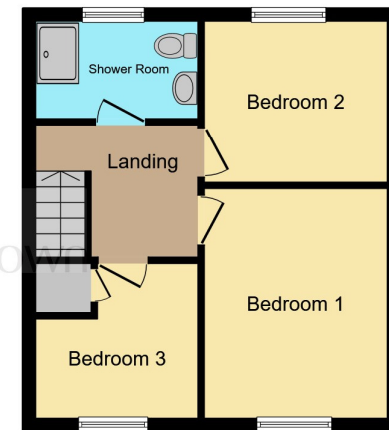
Suite comprising shower cubical, wash hand basin, low level wc, heated towel rail, and upvc double glazed window to rear aspect.

Outside

To the front of the property, a well-tended landscaped garden can be found with driveway parking leading to the garage. This is complemented to the rear of the property by a low maintenance, mainly laid to lawn garden with patio space ideal for entertaining and enjoying the summer months and personal door leading into the 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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welcome to

Braeford Close, Norwich

- Semi-Detached Home
- Three Bedrooms
- Lovingly Cared For & Well-Presented Throughout
- Ideal Family Home
- Church Views

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

directions to this property:

From the W H Brown office in Hellesdon, follow Reepham Road to the roundabout and take the third exit onto Middletons Lane. At the lights continue over onto Hospital Lane which leads onto Low Road and turn left onto Hellesdon Hall Road and then left onto Clovelly Drive, Braeford Close is on the left-hand side where the property can be found.

£275,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HEL103193 - 0002

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