



Heath Crescent, Norwich NR6 6XD

welcome to

Heath Crescent, Norwich

WILLIAM H BROWN ARE DELIGHTED TO PRESENT THIS DETACHED BUNGALOW! Located in Hellesdon to the north-west of Norwich city. The property itself would make a perfect family home and benefits from three bedrooms, mature front and rear gardens, sunroom, ample driveway parking and garage. View now!



Accommodation

THIS WELL-PRESENTED DETACHED BUNGALOW is in the popular NR6 postcode just to the north-west of Norwich city centre. This property would make a perfect purchase for a young family and benefits from three bedrooms, family bathroom, kitchen, living/dining room. To the rear a generous garden is mainly laid to lawn and slabs, with summer house and an array of well-established trees and shrubs. This is complemented by lawned frontage, driveway for ample off-road parking and integral garage.

Internally the accommodation comprises of entrance porch, hallway, kitchen, living dining room, bathroom, kitchen, utility room, three bedrooms and integral garage.

Offered for sale with no upward chain, view now to avoid disappointment!

Entrance Porch

Side external entrance opening to hallway.

Hallway

Giving access to all bedrooms, living/dining room, bathroom, and kitchen

Bedroom One

11' 4" x 9' 11" to wardrobes (3.45m x 3.02m to wardrobes)
Upvc double glazed window to front aspect, built in wardrobes, and radiator.

Bedroom Two

11' 5" x 8' 5" (3.48m x 2.57m)
Upvc double glazed window to front aspect, and radiator.

Bedroom Three

7' 10" x 6' 11" (2.39m x 2.11m)
Upvc double glazed window to side aspect and radiator.

Bathroom

Suite comprising sunken bath, hand wash basin, wc, heated towel rail, and upvc double glazed window to side aspect.

Living Room/Dining

24' 6" x 12' 3" (7.47m x 3.73m)
Coal fire, upvc double glazed window to side aspect, two radiators and sliding patio door leading to rear garden.

Kitchen

11' 1" + door recess x 8' 2" max (3.38m + door recess x 2.49m max)
Ample floor and base units with work surfaces over, four ring gas hob and oven, sink with mixer tap, radiator and upvc double glazed window to rear aspect. Integral door to garage.

Integral Garage

Up and over door with light, power and further door opening to utility room.

Utility Room

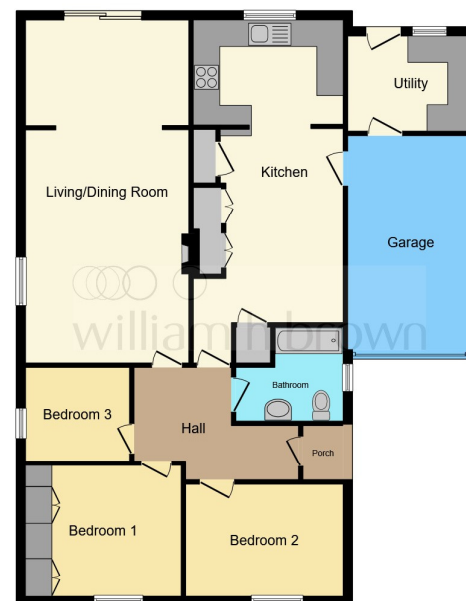
8' 10" x 7' 1" (2.69m x 2.16m)
Plumbing for washing machine and upvc double glazed window and door to rear garden.

Outside

To the front elevation is ample driveway parking which further leads to the garage. The remainder of the frontage is laid to lawned with mature shrubs and plant beds. This is complemented to the rear of the property by a mature, well-tended garden which is mainly laid to lawn and slabs, outside tap, and summer house.

Agent Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you accordingly.



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

Heath Crescent, Norwich

- CHAIN FREE!!!!
- Detached Bungalow
- Three Bedrooms
- Living/Dining Room
- Utility Room

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

£325,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
HEL103148 - 0002

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.

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