



Apple Tree House Watton Road, Larling Norwich NR16 2RA

welcome to

Apple Tree House Watton Road, Larling Norwich

This modern 3-bedroom semi-detached property, situated in a popular residential area of Larling, offers contemporary living ideal for families or first-time buyers. Boasting the remainder of its NHBC warranty, it ensures peace of mind for years to come.



Entrance Hall

This is a welcoming bright and spacious entrance hall that has been recently decorated to a high standard with stairs to first floor, under stairs cupboard & door to downstairs cloak room and sitting room.

Cloakroom

Fitted with a WC, wash basin, extractor fan, under floor heating & engineered oak style flooring.

Lounge

12' 8" x 12' 1" (3.86m x 3.68m)

Double glazed window to front with window seat, under floor heating & engineered oak style flooring.

Dining Room

14' 9" x 10' 4" (4.50m x 3.15m)

This room has been recently decorated and is presented to a high standard with under floor heating, engineered oak style flooring & French doors leading to the enclosed rear garden.

Kitchen

9' 6" x 8' 8" (2.90m x 2.64m)

This is a fully fitted kitchen with matching base level and wall mounted storage units, soft close draws, built in appliances including of Fridge freezer, Dishwasher, induction hob with extractor, double electric oven, butler sink & double-glazed window looking out on to the rear garden.

Landing

With fitted carpet and doors leading to all bedrooms and family bathroom.

Master Bedroom

14' 7" x 9' 7" (4.45m x 2.92m)

With fitted carpet, radiator, and double-glazed window to front.

En-Suite

Fitted with WC, shower cubicle, hand wash basin with vanity unit & frosted double glazed window to rear.

Bedroom 2

12' 7" x 10' (3.84m x 3.05m)

With fitted carpet, radiator and double-glazed window to rear.

Bedroom 3

10' 6" x 7' 1" (3.20m x 2.16m)

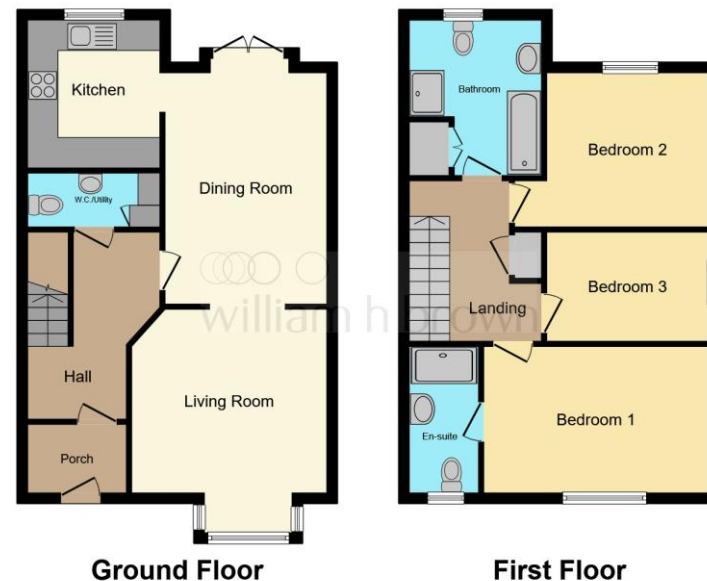
With fitted carpet, radiator & double-glazed window to side.

Enclosed Rear Garden

This is a immaculately presented enclosed rear garden that is mainly laid to lawn with Indian sandstone patio area, shingle boarder presenting plants and shrubs & a gate leading to the drive way and garage.

Single Garage

With an up & over door and plenty of storage.



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



check out more properties at williamhbrown.co.uk



welcome to

Apple Tree House Watton Road, Larling Norwich

- Semi -Detached Three-bedroom house.
- Master with En-suite
- Lounge/ Dining room
- Modern Fitted Kitchen
- Beautifully presented and maintained throughout

Tenure: Freehold EPC Rating: B

£315,000



Please note the marker reflects the
postcode not the actual property

check out more properties at williamhbrown.co.uk



Property Ref:
ATB109404 - 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.



01953 452990



Attleborough@williamhbrown.co.uk



Exchange Street, ATTLEBOROUGH, Norfolk,
NR17 2AB



williamhbrown.co.uk