



Linden Lee House, Coltishall Road, Buxton, Norwich, NR10 5HB

welcome to

Linden Lee House, Coltishall Road, Buxton, Norwich

Superb period property set in a tucked away location in the village of Buxton offering internal accommodation to include 3 Bedrooms, Lounge with fireplace, Kitchen/Diner, Cloakroom, En-suite & main Bathroom. Outside has off-road parking, a Garage and sits on a plot of over half an acre (stms).



Description

Don't miss your chance to acquire this charming residence set in a complex of 3 properties in a tucked away location in the popular village of Buxton. The property offers accommodation to include 3 Bedrooms - main with En-suite, Lounge and Kitchen/Dining Room, Family Bathroom and downstairs Cloakroom. The property has a Garage, parking and over half an acres (stms).

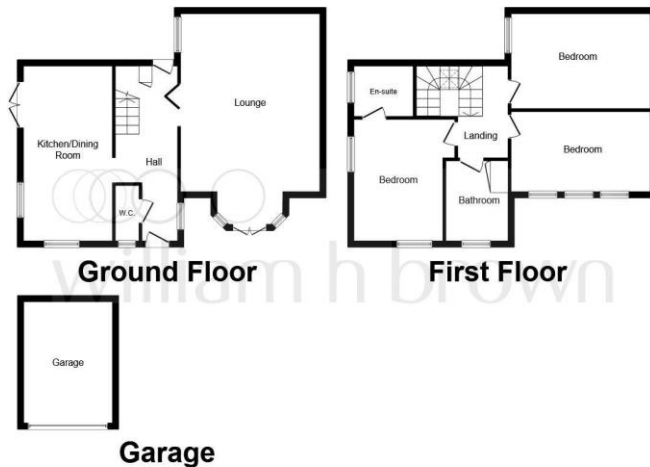
Buxton itself has a range of amenities to include a Morrison's Daily, Primary School and Fish & Chip Shop. The Market Town of Aylsham, with further amenities and transport links, lies approximately 4.2 miles away.

Entrance Hall

Front door opens into hall which houses boiler and has stairs to first floor.

Cloakroom

Suite comprising low level WC, wash hand basin with tiled splashback and double glazed window.



Lounge

24' 2" x 15' 5" (7.37m x 4.70m)

Fireplace, TV aerial point, telephone point, double glazed window, double glazed patio doors and Bamboo flooring.

Kitchen

10' 5" x 19' 7" (3.17m x 5.97m)

Fitted with a range of wall and base level units, work surface over with sink & drainer unit, gas hob with extractor over, electric oven, integral fridge/freezer & plumbing for a dishwasher. Spotlights, double aspect room with two double glazed windows and patio doors to side.

First Floor Landing

Doors to Bedrooms & Bathroom.

Bedroom One

13' 8" x 12' 5" (4.17m x 3.78m)

Double glazed window, radiator and door to en-suite.

En-Suite

Fitted with a double shower cubicle, wash basin with tiled splashback, low level WC & heated towel rail.

Bedroom Two

15' 8" x 8' 4" (4.78m x 2.54m)

Three double glazed windows & radiator.

Bedroom Three

10' 7" x 15' 6" (3.23m x 4.72m)

Double glazed window & radiator.

Bathroom

Fitted suite comprising bath, wash basin, low level WC, window and radiator.

Outside

As you turn in from the road the land to the left of the roadway is included. The property is approached via a shared driveway leading to a gravel driveway providing ample parking. There is a detached garage with double doors and garden to the front and side.

Agent's Note

Please note this property has a qualified title and any buyer is recommended to check with their lender to make sure they will be happy to lend before incurring any costs.

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). Plan produced for William H Brown. Powered by www.focalagent.com



view this property online williamhbrown.co.uk/Property/AYS108676



welcome to

Linden Lee House, Coltishall Road, Buxton, Norwich

- Charming Semi-Detached Residence
- 3 Bedrooms - Main with En-suite
- Lounge with Fireplace
- Kitchen/Dining Room
- Detached Garage & Off Road Parking
- Large Gardens over half an acres (stms)
- Popular Village location

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

£375,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/AYS108676



Property Ref:
AYS108676 - 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.



william h brown



01263 735252



Aylsham@williamhbrown.co.uk



23 Market Place, AYLSHAM, NORWICH,
Norfolk, NR11 6EL



williamhbrown.co.uk