



Merryhill, Honingham, Norwich, NR9 5AT

welcome to

Merryhill, Honingham Norwich

This well presented THREE BEDROOM DETACHED HOLIDAY HOME is situated in the popular NR9 postcode just to the west of Norwich city centre.

*****VIEWINGS ARE HIGHLY RECOMMENDED NOT TO MISS OUT ON THIS FANTASTIC PROPERTY!!*****



Entrance Door

Door to the side into kitchen.

Kitchen

13' 1" x 9' 6" (3.99m x 2.90m)

Double glazed window to the side aspect, double glazed door to the side, gas oven, gas hob, extractor fan, wall and base units with work surfaces over, stainless steel 1 size bowl and laminated flooring.

Lounge/diner

19' 4" x 17' 6" (5.89m x 5.33m)

Two double glazed windows to the rear aspect, carpeted flooring, TV point and doors into the conservatory with electric fireplace.

Conservatory

19' 4" x 9' 1" (5.89m x 2.77m)

Carpeted flooring, radiator and door to the garden.

Utility

6' 5" x 4' 9" (1.96m x 1.45m)

Plumbing for a washing machine, radiator and double glazed window to the side aspect.

Bathroom

Double glazed window to the side aspect, bath, separate shower cubicle, wash hand basin, W/C, extractor fan and laminated flooring.

Bedroom 1

13' 3" x 9' 4" (4.04m x 2.84m)

Double glazed window to the side aspect, carpeted flooring and TV point.

Bedroom 2

10' 1" x 9' 5" (3.07m x 2.87m)

Double glazed window to the front aspect, radiator, carpeted flooring and built in wardrobe.

Bedroom 3

6' 9" x 6' 6" (2.06m x 1.98m)

Double glazed window to the side aspect, carpeted flooring and radiator.

Exterior

Outside there is allocated parking, a lawned area, a paved area surrounded by mature trees. There is also a communal outdoor swimming pool, tennis courts and a social club.



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Merryhill, Honingham Norwich

- *NO ONWARD CHAIN!*
- Conservatory
- Off road parking
- Immaculately presented throughout
- Set within a 22 acre country park

Tenure: EPC Rating: Exempt

£85,000



Please note the marker reflects the postcode not the actual property

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We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.



Property Ref:
NOR137998 - 0005

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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



01603 760044



norwich@williamhbrown.co.uk



5 Bank Plain, NORWICH, Norfolk, NR2 4SF



williamhbrown.co.uk