









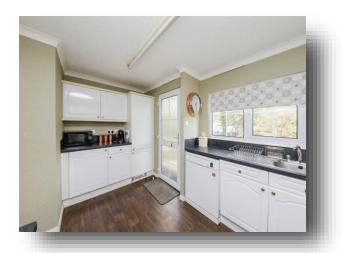
## welcome to

# 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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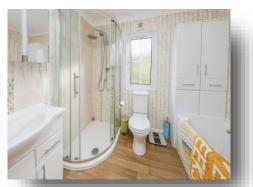
# Merryhill, Honingham Norwich

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

Tenure: EPC Rating: Exempt

£80,000









Please note the marker reflects the postcode not the actual property

# view this property online williamhbrown.co.uk/Property/NOR137998

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 - 0006 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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