

Oak Lane, Norwich, NR6 7DD



welcome to

Oak Lane, Norwich

A SUPERB ARCHITECT DESIGNED THREE BEDROOM SPLIT LEVEL BUNGALOW set in a stunning, elevated and imposing location overlooking open paddocks and fields in Old Catton being sold with the added benefit of NO ONWARD CHAIN!!













Entrance Door

Into entrance hall with radiator.

Sunken Lounge

21' 4" x 13' 11" ($6.50m \times 4.24m$) Feature fireplace patio doors leading out to the patio area, balcony viewed front and stairs up to the dining area:-

Dining Area

12' 3" x 10' 2" (3.73m x 3.10m) Double glazed door to rear garden.

Kitchen/ Breakfast Room

12' 4" x 11' (3.76m x 3.35m) Range of fitted kitchen units, built in hob, built in oven, extractor, inset sink unit, fitted work surfaces, tiled splashbacks, plumbing for washing machine, window and door to rear aspect.

Bedroom One

11' 11" plus wardrobe space x 10' 7" (3.63m plus wardrobe space x 3.23m) Built in wardrobes and door to balcony with stunning west facing views.

Bedroom Two

12' 1" x 9' 9" (3.68m x 2.97m) UPVC window to rear aspect and radiator.

Bedroom Three

12' 2" x 9' 7" (3.71m x 2.92m) UPVC window to front and radiator.

Bathroom

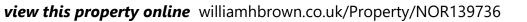
Suite comprising of paneled bath, wash hand basin, W/C, separate shower cubicle with mains fed shower and UPVC window to side aspect.

Exterior

The property has excellent sized front gardens, mainly laid to lawn with well stocked shrub beds and borders, driveway parking leading to the garage (with wall mounted gas fired boiler).



To the rear the property has a level lawned rear garden mainly laid to lawn, gated access to side, enclosed by fencing and a corner timber garden store.





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- A stunning architect design split level three bedroom bungalow
- Elevated location overlooking Buttercup Meadow
- Sought after position
- Stunning opportunity
- Undercroft double garage and driveway

Tenure: Freehold EPC Rating: D

offers in excess of

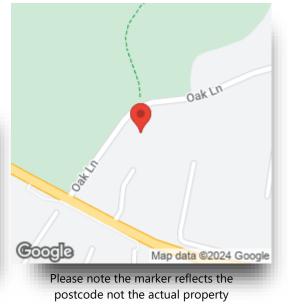
£450,000





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The Property Ombudsman

Property Ref: NOR139736 - 0008 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



01603 760044



norwich @williamhbrown.co.uk

5 Bank Plain, NORWICH, Norfolk, NR2 4SF



williamhbrown.co.uk