









welcome to

Mardle Street, Norwich

Situated in this sought after modern development is THIS FOUR BEDROOM DETACHED FAMILY HOME with great access to the UEA as well as the hospital. The property itself benefits from off-road parking to the side as well as a garage. **Viewings are highly recommended!**













Entrance Hall Cloakroom

Comprising of wash hand basin and W/C.

Lounge

10' 9" x 20' 5" (3.28m x 6.22m)

Comprising of carpet, door to garden and window to front.

Kitchen/ Dining Room

13' 2" x 20' 3" (4.01m x 6.17m)

Comprising of wooden floor, door to garden, window to front, window to rear, washing machine, fridge/ freezer, boiler, radiator, induction hob, sink with mixer tap and extractor fan.

First Floor Landing

Carpeted flooring and radiator.

Bedroom One

10' 9" x 13' 5" (3.28m x 4.09m)

Comprising of carpet, radiator, window to front and door to ensuite:-

Ensuite

W/C, shower, wash hand basin, tiled splashback and chrome towel rail.

Bedroom Two

6' 7" x 11' 4" (2.01m x 3.45m) Carpet, window to rear and radiator.

Bedroom Three

10' x 12' 4" (3.05m x 3.76m) Carpet, radiator and window to front.

Bedroom Four

9' 9" x 7' 4" (2.97m x 2.24m)

Window to rear, radiator and carpeted flooring.

Family Bathroom

Laminate flooring, W/C, shower, paneled bath tub, chrome towel rail and window to rear.

Exterior

To the front, there is a small shingled space and to the side there is off road parking for approximately two vehicles and a garage. To the rear of the property, there is a fully enclosed rear garden with a patio, outside tap and access to the garage.





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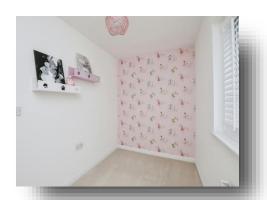
Mardle Street, Norwich

- Four bedroom detached family home
- Well presented throughout
- 20 ft dual aspect living space
- Convenient access to the UEA, hospital and outer Norfolk
- Off-road car parking and garage to the side

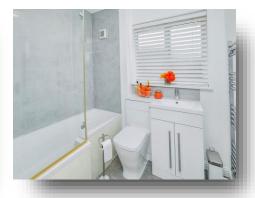
Tenure: Freehold EPC Rating: D

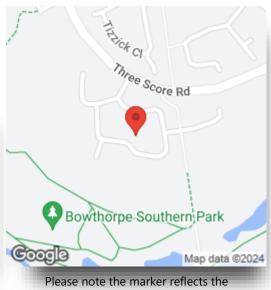
offers in excess of

£370,000









postcode not the actual property

view this property online williamhbrown.co.uk/Property/NOR139802



Property Ref: NOR139802 - 0004 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 quidance 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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