









welcome to

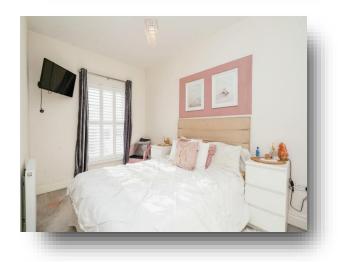
Oak Avenue, Loddon Norwich

GUIDE PRICE £280,000-£300,000 SUPER SPECIFICATION! ** A TRULY OUTSTANDING THREE BEDROOM CONTEMPORARY SEMI-DETACHED PROPERTY on the fringe of this sought after south city Broads village. The property is being sold with the added benefit of NO ONWARD CHAIN. ** Viewings are highly recommended!! **

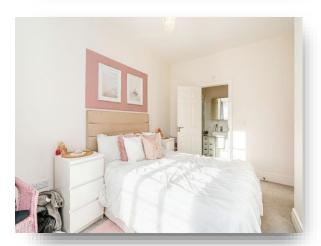












Entrance Door

Into entrance hall with smooth plastered ceilings and stairs to first floor and radiator.

Cloakroom

Wash hand basin, W/C, tiled splasbacks, radiator and extractor fan.

Lounge

15' 6" x 9' 2" (4.72m x 2.79m)

Sash window to front aspect with fitted shutters, radiator and smooth plastered ceilings.

Open Plan Kitchen/ Dining Room

16' 2" x 11' 8" (4.93m x 3.56m)

Fully fitted comprehensive range of eye and base level kitchen units, inset sink unit, fitted upstands, built in stainless steel hob, built in stainless steel oven, stainless steel extractor, built in fridge/ freezer, plumbing for washing machine, plumbing for dishwasher, UPVC window and door to rear aspect and high smooth ceiling.

First Floor Landing

Built in storage cupboard.

Bedroom One

13' 4" x 10' (4.06m x 3.05m)

Sash window to front aspect with fitted shutters, radiator and door to ensuite:-

Ensuite

Shower cubicle with mains fed shower, wash hand basin, W/C, tiled splashbacks, extractor fan and chrome ladder radiator.

Bedroom Two

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

UPVC window to rear aspect and radiator.

Bedroom Three

8' 10" x 7' 4" (2.69m x 2.24m)

Sash windows to front aspect with fitted shutters, built in storage cupboard, access to roof space, radiator and smooth plastered ceiling.

Family Bathroom

Paneled bath, wash hand basin, W/C, tiled splashbacks, radiator and UPVC window to side aspect.

Exterior

The property has a good sized rear garden, mainly laid to lawn with shrub beds and borders, enclosed by fencing with patio.

The property also had driveway parking to side for 2 vehicles (side by side).

Agents Note

The property was completed by Halsbury Homes in 2017.





welcome to

Oak Avenue, Loddon Norwich

- Stunning new build home
- Superb spec, presentation and location
- Walking distance to local schooling and amenities
- High ceilings and sash windows with fitted shutters
- Excellent sized open plan kitchen/ dining room

Tenure: Freehold EPC Rating: B

guide price

£280,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/NOR139989



Property Ref: NOR139989 - 0005 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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