

Grove Road, Hethersett, Norwich, NR9 3JP



# welcome to

# Grove Road, Hethersett Norwich

FILLED WITH CHARACTER! This inviting property welcomes you with a cozy and spacious living room with rustic wooden beams and captivating wood burner creating a homely atmosphere. \*\*Viewings are highly recommended not to miss out on this fantastic property!!\*\*













#### Entrance Hall Cloakroom

Wash hand basin, W/C, tiled flooring and window to front.

### Lounge

13' 5" x 19' 10" ( 4.09m x 6.05m ) Woodburner, oak beams, bread oven, radiator, wooden flooring, window to rear aspect and window to front aspect.

### **Second Reception Room**

19' 7" x 16' 1" ( 5.97m x 4.90m ) Wooden flooring, radiator, two windows to front and door to garden.

### Kitchen

 $8^{\circ}$  11" x 10' 1" ( 2.72m x 3.07m ) Laminated flooring, stainless steel sink unit, hob, oven and window to front.

### **Utility Room**

4' 11" x 4' 10" ( 1.50m x 1.47m ) Tiled flooring.

#### **First Floor Landing Bedroom One** 13' 11" x 19' 9" ( 4.24m x 6.02m ) Two Velux windows to rear, wooden flooring and door to ensuite:-

### Ensuite

Bath tub with over the top shower, W/C, wash hand basin, radiator and Velux window.





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# Grove Road, Hethersett Norwich

- Easy access to the A47 and Norwich
- Off-road car parking for multiple cars
- Well sized garden to the rear
- Woodburners and brick features
- Three bedrooms

Tenure: Freehold EPC Rating: D

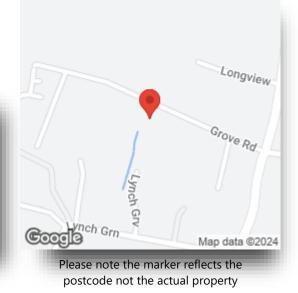
offers in excess of

£425,000



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The Property Ombudsman

Property Ref: NOR139657 - 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.

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