



The Paddocks, Norwich NR6 7HD

welcome to

The Paddocks, Norwich

This immaculately presented FOUR BEDROOM DETACHED HOUSE is situated in the popular NR6 postcode just to the North of Norwich city centre and would make a fantastic family home. ***VIEWINGS ARE HIGHLY RECOMMENDED TO FULLY APPRECIATE THIS FANTASTIC FAMILY HOME!***



Entrance Porch

Door to the side aspect, window to the side aspect, radiator and tiled flooring.

Cloakroom

Double glazed window to the side aspect, radiator, wash hand basin, W/C and vinyl flooring.

Lounge/diner

19' 2" max x 18' 8" max (5.84m max x 5.69m max)

Double glazed window to the front aspect, TV point, wood burner, carpeted flooring, radiator and sliding doors to the conservatory.

Kitchen

9' 9" x 8' 8" (2.97m x 2.64m)

Double glazed window to the rear aspect, double glazed door to the side aspect, electric oven & hob, sink 1 1/2 size bowl, wall & base units with work surfaces over, extractor fan, plumbing for a washing machine, TV point and radiator.

Conservatory

16' 11" x 9' 10" (5.16m x 3.00m)

Double glazed French doors to the garden, tiled flooring, TV point and radiator.

Landing

Loft access, airing cupboard and carpeted flooring.

Bedroom 1

13' x 10' 2" (3.96m x 3.10m)

Double glazed window to the front aspect, carpeted flooring, radiator and TV point.

Bedroom 2

12' 10" x 10' 2" (3.91m x 3.10m)

Double glazed window to the front aspect, carpeted flooring, TV point and radiator.

Bedroom 3

10' 1" x 9' 2" (3.07m x 2.79m)

Double glazed window to the rear aspect, carpeted flooring, TV point and radiator.

Bedroom 4

9' 2" x 9' (2.79m x 2.74m)

Double glazed window to the rear aspect, storage cupboard, TV point and radiator.

Bathroom

Double glazed window to the rear aspect, vinyl flooring, radiator, wash hand basin, W/C, bath with shower over and extractor fan.

Exterior

To the front is a brick weave drive, a shingled area for additional off road parking, a lawned area and a single garage with an electric door and boiler inside. To the rear is a fully enclosed garden mainly laid to lawn with a pond, paving area, shed and gate to the front.



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The Paddocks, Norwich

- Four double bedrooms
- Garage and off road parking
- Perfect family home
- Enclosed rear garden
- Conservatory

Tenure: Freehold EPC Rating: D

offers in excess of

£350,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
NOR138807 - 0006

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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