







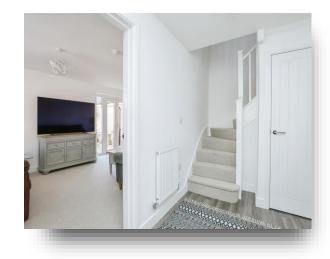
welcome to

Coller Road, 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 NOT TO MISS OUT ON THIS FANTASTIC FAMILY HOME!*













Entrance Hall

Double glazed door to the front aspect, storage cupboard, laminated flooring and radiator.

Cloakroom

W/C, wash hand basin, laminated flooring, radiator and extractor fan.

Lounge

19' 9" x 11' 4" (6.02m x 3.45m)

Double glazed window to the front aspect, double glazed French doors to the garden, carpeted flooring and TV point.

Kitchen

19' 8" x 11' 8" (5.99m x 3.56m)

Two double glazed windows to the side aspect, one double glazed window to the front aspect, breakfast bar, radiator, gas oven & hob, stainless steel 1 1/2 size bowl sink, extractor fan, wall & base units with work surfaces over, integrated dishwasher & fridge/freezer.

Utility

6' 6" x 4' 8" (1.98m x 1.42m)

Wall & base units, double glazed door to the side aspect, laminated flooring, washing machine & boiler.

First Floor Landing

Carpeted flooring, radiator, airing cupboard and loft access.

Bedroom 1

11' 7" x 11' 1" (3.53m x 3.38m)

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

Ensuite

Shower cubicle, wash hand basin, W/C, radiator, laminated flooring and extractor fan.

Bedroom 2

11' 11" x 9' 9" (3.63m x 2.97m)

Double glazed window to the front aspect, radiator

and carpeted flooring.

Bedroom 3

9' 7" x 8' 6" (2.92m x 2.59m)

Double glazed windows to the front & side aspects, radiator, carpeted flooring and built in wardrobe.

Bedroom 4

8' 4" x 8' (2.54m x 2.44m)

Double glazed window to the front aspect, radiator, built in wardrobe and carpeted flooring.

Bathroom

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

Exterior

To the front is a path to the front door with a lawned area and mature flower beds. To the side is a single garage with off road parking. To the rear is a fully enclosed garden with a patio area, lawned area and a door into the garage.





welcome to

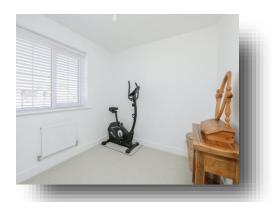
Coller Road, Norwich

- Four double bedrooms
- Perfect family home
- Bathroom, ensuite & cloakroom
- · Garage and off road parking
- Sought after location

Tenure: Freehold EPC Rating: B

offers in excess of

£360,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/NOR140430



Property Ref: NOR140430 - 0002 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.

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.





01603 760044



norwich@williamhbrown.co.uk



5 Bank Plain, NORWICH, Norfolk, NR2 4SF



williamhbrown.co.uk