



**Coller Road, Norwich NR6 7FB**

**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.



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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

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Property Ref:  
NOR140430 - 0002

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