



Wood Green, Salhouse, Norwich, NR13 6NS

welcome to

Wood Green, Salhouse Norwich

THIS THREE BEDROOM DETACHED FAMILY HOME is situated in the highly sought after area of Salhouse occupying a generous plot with ample off-road parking. It is being sold with the added benefit of NO ONWARD CHAIN!!! *** To schedule a viewing, please contact us at your earliest convenience!! ***



Entrance Porch

Door to front and window to front.

Entrance Hall

Carpeted floor, radiator and stairs to first floor.

Cloakroom

W/C, wash hand basin, shower cubicle, heated towel rail and tiled flooring.

Lounge

18' 3" x 16' 11" (5.56m x 5.16m)

Window to front, carpeted floor, understairs storage cupboard and arch to:-

Dining Room

15' 9" x 10' 2" (4.80m x 3.10m)

Window to rear, carpeted flooring, radiator and French doors to rear.

Kitchen

11' 10" x 9' 10" (3.61m x 3.00m)

Wall and base units, gas hob, electric oven, cooker head, one and a half sized bowl, central heating boiler, serving hatch, breakfast bar, vinyl flooring, window to rear and door to conservatory:-

Conservatory/ Utility

10' 3" x 10' 4" (3.12m x 3.15m)

Plumbing for dish washer, sink, tiled flooring, window to side and door to rear.

First Floor Landing

Bedroom One

18' 2" x 9' 2" (5.54m x 2.79m)

Window to front, window to rear, radiator and carpeted floor.

Bedroom Two

10' 11" x 7' 7" (3.33m x 2.31m)

Window to rear, radiator and carpeted floor.

Bedroom Three

10' 11" x 9' 10" (3.33m x 3.00m)

Carpeted floor, radiator, built in wardrobe and

window to rear.

Bathroom

Bath, wash hand basin, W/C, heated towel rail and laminate flooring.

Garage

Up and over door, power, electric, light and door to side.

Exterior

Outside, there is a dropped kerb providing access to the driveway and garage to the front.

The the rear, there is a fully enclosed garden, mainly laid to lawn with patio area and timber shed.

Agents Note

Currently, the Vendor's' details do not match the Registered Title at Land Registry. Please ask the Branch for more details



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welcome to

Wood Green, Salhouse Norwich

- Sought after village of Salhouse
- Occupying a generous plot
- Spacious accommodation
- Would benefit from some modernisation
- NO CHAIN FREE

Tenure: Freehold EPC Rating: D

offers in excess of

£375,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
NOR137505 - 0003

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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