









welcome to

Longland Close, Norwich

THIS WELL PRESENTED THREE BEDROOM DETACHED BUNGALOW is situated in the popular NR6 postcode to the north of Norwich city centre. The property would make a fantastic family home or downsize and benefits from garage, off-road parking. ** Viewings are highly recommended not to miss out!! **













Entrance Hall

Door to front, carpeted floor, radiator, loft access and airing cupboard.

Lounge/ Diner

18' 3" x 12' 8" (5.56m x 3.86m)

Double glazed window to rear, sliding double glazed door to conservatory, carpeted floor, radiator, gas fire and TV point.

Kitchen

10' x 9' 9" (3.05m x 2.97m)

Double glazed window to front, electric oven, electric hob, stainless steel one & a half sized bowl, extractor fan, double glazed door to side, radiator, tiled flooring, boiler, wall base units, work surfaces, integrated fridge/ freezer, integrated washing machine, integrated dishwasher & combi microwave and TV point.

Conservatory

11' 3" x 7' 3" (3.43m x 2.21m)

Carpeted floor and double glazed sliding doors.

Bedroom One

12' 5" x 10' 4" (3.78m x 3.15m)

Double glazed window to front, radiator, carpeted floor, TV point, built in wardrobe and door to ensuite:-

Ensuite

Double glazed window to front, radiator, wash hand basin, W/C, carpeted floor, shower cubicle and shaving point.

Bedroom Two

12' 8" x 8' 9" (3.86m x 2.67m)

Double glazed window to rear, radiator, storage cupboard and carpeted floor.

Bedroom Three

9' 10" x 7' 4" (3.00m x 2.24m)

Double glazed window to rear, carpeted floor and radiator.

Bathroom

Double glazed window to front, bath with shower over, wash hand basin, W/C, carpeted floor, radiator and shaving point.

Exterior

To the front, there is a path to the front door with lawned area and shrubs.

To the rear, there is a fully enclosed rear garden with two gates to front, lawned area, paved area, shrubs and door into garage. The bungalow also has an alarm system.

Garage

16' 6" x 8' 7" (5.03m x 2.62m) Electric door and electric points.





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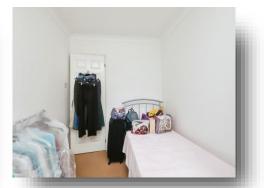
- Garage & off-road parking
- Bathroom & ensuite
- **Enclosed** garden
- Quiet cul de sac position
- Conservatory

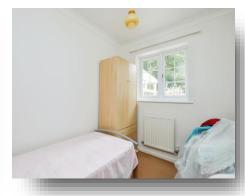
Tenure: Freehold EPC Rating: D

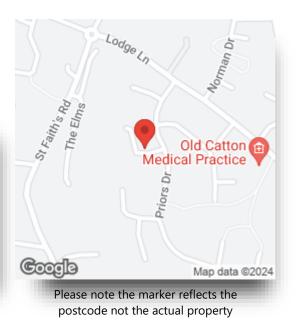
offers in excess of

£325,000







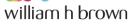


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Property Ref: NOR140939 - 0004 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for quidance 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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