



Greylag Close, Salhouse, Norwich, NR13 6SD

welcome to

Greylag Close, Salhouse Norwich

This three bedroom semi-detached house is spacious throughout offering a generous size enclosed rear garden, garage ample off road parking. This property is sure to be popular! Call now to arrange your viewing!



Entrance Hall

Front entrance door, UPVC double glazed front window, staircase to first floor landing.

Lounge

16' 6" max x 11' 11" max (5.03m max x 3.63m max)
UPVC double glazed front window, two radiators, TV point, door to kitchen.

Kitchen

15' max x 8' 10" max (4.57m max x 2.69m max)
Fitted with a matching range of base, wall and drawer units, work surfaces, sink unit and drainer, tiled splashbacks, built in gas oven, gas hobs and cooker hood over, plumbing for washing machine and dishwasher, built in pantry, two UPVC double glazed front windows, radiator, door to dining room.

Dining Room

8' 8" max x 8' 2" max (2.64m max x 2.49m max)
UPVC double glazed rear window, UPVC double glazed door to the rear, door to the garage.

First Floor Landing

UPVC double glazed side window, airing cupboard, radiator.

Bedroom One

13' 4" max x 8' 7" max (4.06m max x 2.62m max)
UPVC double glazed front window, built in wardrobes, radiator.

Bedroom Two

9' 7" max x 8' 7" max (2.92m max x 2.62m max)
UPVC double glazed rear window, radiator.

Bedroom Three

10' 2" max x 6' 2" max (3.10m max x 1.88m max)
UPVC double glazed front window, over stair cupboard, radiator.

Bathroom

Fitted with a three piece white suite comprising bath with shower over, WC, wash hand basin with cupboards below, tiling, towel radiator, UPVC double

glazed rear window.

Outside

To the front of the property there is a shingled front garden which can be used as additional parking and a shingled driveway which leads to the garage. To the rear of the property there is a lawned garden with a patio area and shed. The garden is enclosed by fencing.



view this property online williamhbrown.co.uk/Property/NOR141086



welcome to

Greylag Close, Salhouse Norwich

- Semi-Detached House
- Three Bedrooms
- Two Reception Rooms
- Front & Enclosed Rear Garden
- Garage

Tenure: Freehold EPC Rating: E

offers in excess of

£250,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/NOR141086



Property Ref:
NOR141086 - 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.

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