



Honey Close, Norwich, NR1 4LJ

welcome to

Honey Close, Norwich

THIS THREE BEDROOM EXTENDED SEMI-DETACHED FAMILY HOME with ample off-road parking. ** The property needs to be viewed to be truly appreciated and any interested parties are asked to contact the office at their earliest convenience to schedule a viewing!! **



Entrance Hall

Tiled flooring and understairs storage cupboard.

Cloakroom

Wash hand basin, wc, fully tiled and window to front.

Lounge

15' 3" x 13' (4.65m x 3.96m)

Window to side, Velux window to the other side, electric wall heater and carpeted floor.

Dining Room

11' 1" x 16' 4" (3.38m x 4.98m)

Electric wall heater, laminate flooring and arch to kitchen:-

Kitchen

18' 3" x 10' (5.56m x 3.05m)

Wall & base units, work surfaces, tiled flooring, space for freestanding cooker, plumbing for washing machine, integrated dishwasher, French doors to rear garden and window to front.

First Floor Landing

Carpeted floor, window to front, electric wall heater and airing cupboard.

Bedroom One

14' 7" x 9' 11" (4.45m x 3.02m)

Window to rear, built in cupboard and carpeted floor.

Bedroom Two

11' 1" x 6' 8" (3.38m x 2.03m)

Window to rear, carpeted floor and loft hatch.

Bedroom Three

11' x 9' 10" (3.35m x 3.00m)

Window to rear and carpeted floor.

Bathroom

Window to front, wooden flooring, wash hand basin, wc, shower cubicle, tiled walls and electric wall heater.

Exterior

To the front, there is a dropped kerb giving access to the ample driveway and a gate behind offering access to the rear garden. Additional parking is offered if required and access to the single garage.

The rear garden is mainly laid to lawn with patio area and raised beds.

Garage

18' 3" x 11' 6" (5.56m x 3.51m)

Up & over door with door to side, window to rear, power, light and electric.



view this property online williamhbrown.co.uk/Property/NOR141190



welcome to

Honey Close, Norwich

- THREE BEDROOM EXTENDED SEMI-DETACHED FAMILY HOME
- Three double bedrooms and family bathroom
- Ample car parking
- Single garage
- *VIEWINGS ADVISED!*

Tenure: Freehold EPC Rating: F

offers in excess of

£270,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/NOR141190



Property Ref:
NOR141190 - 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 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