



Northview Road, Norwich, NR5 0BG

welcome to

Northview Road, Norwich

THIS THREE BEDROOM EXTENDED DETACHED BUNGALOW offering ample living accommodation whilst occupying a generous plot and is being sold with the added benefit of NO ONWARD CHAIN! ** To schedule a private viewing, please contact the office at your earliest convenience!! **



Entrance Hall

Door to front and radiator.

Cloakroom

Window to front, wash hand basin, wc and vinyl flooring.

Lounge

25' 2" into bay x 11' 10" (7.67m into bay x 3.61m)

Window to front, window to side, laminate floor, carpeted flooring, electric fireplace and radiator.

Garden Room

15' 2" x 9' 9" (4.62m x 2.97m)

Three windows to side aspect, two Velux windows, French doors to rear, wall lights and radiator.

Kitchen

17' 3" max. x 13' 5" (5.26m max. x 4.09m)

Wall & base units, work surfaces, free standing Range cooker consisting of gas hob & electric oven, integrated microwave, integrated dish washer, tiled splashbacks and radiator.

Bedroom One

13' 6" x 11' 4" (4.11m x 3.45m)

Carpeted floor, bay window to the front and radiator.

Bedroom Two

11' 1" x 10' 2" (3.38m x 3.10m)

Window to rear, laminate flooring and radiator.

Bedroom Three

12' 7" x 8' 2" (3.84m x 2.49m)

Window to rear and laminate flooring.

Bathroom

Shower cubicle, wash hand basin, wc and fully tiled.

Exterior

To the front, there is a dropped kerb providing access to an ample driveway and low maintenance rear garden.

To the rear, there is a two tiered garden. The lower

tier is a lovely patio area with steps up to a lawned area with mature shrubbery borders and a raised decking area.



view this property online williamhbrown.co.uk/Property/NOR141219



welcome to

Northview Road, Norwich

- NO ONWARD CHAIN
- Ample living accommodation
- Off-road parking
- Enclosed, low maintenance rear garden
- Three bedrooms

Tenure: Freehold EPC Rating: E

offers in excess of

£370,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/NOR141219](https://www.williamhbrown.co.uk/Property/NOR141219)



Property Ref:
NOR141219 - 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](https://www.williamhbrown.co.uk)