



**Church Road, Yelverton, Norwich, NR14 7PB**

**welcome to**

**Church Road, Yelverton Norwich**

\*\*\* THIS WELL PRESENTED THREE BEDROOM DETACHED BUNGALOW is situated in the popular village of Yelverton, to the south of Norwich city centre. The property would make a fantastic family home and has a stunning 140 ft enclosed garden backing onto fields and flexible accommodation throughout!! \*\*\*



### **Entrance Hall**

Door to side, carpeted floor, loft access and airing cupboard.

### **Utility Room**

8' 9" x 5' 9" ( 2.67m x 1.75m )

Laminate floor, base units and fridge/ freezer.

### **Utility Space**

5' 6" x 4' 11" ( 1.68m x 1.50m )

Vinyl flooring, radiator, plumbing for washing machine and base units.

### **Lounge/ Diner**

27' 2" x 11' 11" ( 8.28m x 3.63m )

Double glazed bay window to front, double glazed French doors to garden, double glazed side window, wooden flooring, radiator, TV point and wood burner.

### **Kitchen/ Breakfast Room**

10' 1" x 9' 11" ( 3.07m x 3.02m )

Double glazed window to rear, vinyl flooring, gas oven, gas hob, sink one & a half sized bowl, wall & base units, work surfaces, space for fridge/ freezer and storage/ pantry.

### **Sun Room**

12' 8" x 6' 2" ( 3.86m x 1.88m )

Tiled flooring, double glazed window to rear and double glazed door to rear.

### **Bedroom One**

14' 9" x 9' 8" ( 4.50m x 2.95m )

Two double glazed windows to rear, carpeted floor and radiator.

### **Bedroom Two**

12' 9" into bay x 9' 11" ( 3.89m into bay x 3.02m )

Double glazed window to front, radiator and carpeted floor.

### **Bedroom Three**

9' 8" x 6' 5" ( 2.95m x 1.96m )

Double glazed window to front, carpeted floor and

radiator.

### **Bathroom**

Double glazed window to rear, wash hand basin, wc, bath, radiator and underfloor heating.

### **Exterior**

To the front, there is a garage (16 ft x 9 ft 01) with an in & out shingled drive for off-road parking for approximately eight vehicles, with lawned area and mature flowerbeds.

To the rear, there is a stunning, enclosed 140 ft garden backing onto fields with a boiler & oil tank, paving area, pond, shed, lawned area, two workshops, three greenhouses, mature apple, pear, plum & cheery trees, mature trees, mature shrubs and stunning flowerbeds.

### **Agents Note**

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly.



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## Church Road, Yelverton Norwich

- Garage & off-road parking for approximately eight vehicles
- 140 ft enclosed garden backing onto fields
- Perfect family home
- Highly sought after village location
- Well presented throughout

Tenure: Freehold EPC Rating: D

**£365,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
NOR141325 - 0004

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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.



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