



**Cantley Lane, Norwich, NR4 6TD**



**welcome to**

**Cantley Lane, Norwich**

THIS THREE BEDROOM SEMI-DETACHED FAMILY HOME occupying a very generous plot and situated within an idyllic spot, with quick and easy access to the A47, off-road parking and pleasant views of greenery. \*\* Any interested parties are urged to contact the office at their earliest convenience!! \*\*



### Entrance Hall

Window to side, door to side, wooden flooring, radiator and wooden flooring.

### Bathroom

Wash hand basin, wc, bath with shower over, heated towel rail, extractor fan and window to rear.

### Lounge

8' 11" x 10' 10" ( 2.72m x 3.30m )

Window to front, window to side, wooden flooring, radiator and arch to:-

### Dining Room

11' 9" x 12' 3" ( 3.58m x 3.73m )

Window to front, French doors to front garden and wooden flooring.

### Kitchen

6' 9" x 11' 11" ( 2.06m x 3.63m )

Wall & base units, work surfaces, one & a half bowl stainless steel sink unit, electric oven, gas hob and door to rear garden.

### Utility Room

7' 1" x 2' 4" ( 2.16m x 0.71m )

Window to rear, plumbing for washing machine, central heating boiler and vinyl flooring.

### First Floor Landing

Window to side, loft hatch, carpeted floor and radiator.

### Bedroom One

12' 5" x 11' 10" ( 3.78m x 3.61m )

Window to front, carpeted floor and radiator.

### Bedroom Two

8' 11" x 10' 11" ( 2.72m x 3.33m )

Window to front & side, carpeted floor and radiator.

### Bedroom Three

6' 11" x 11' 11" ( 2.11m x 3.63m )

Window to rear & side, carpeted floor and radiator.

### Outbuilding

23' 6" x 11' 9" ( 7.16m x 3.58m )

Timber shed with concrete base, power, light, electric and double doors.

### Exterior

To the front, there is a dropped kerb offering access to a good sized concrete driveway with additional concrete car standing areas. The gardens are mainly laid to lawn with a private rear harden which is sectioned off via a low level picket fence and gate.

The garden also currently has a section and has various mature trees and shrubbery throughout.



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welcome to

## Cantley Lane, Norwich

- Three bedroom semi-detached house
- Easy access to the A47
- Ample off-road parking
- Generous plot
- Spacious living accommodation

Tenure: Freehold EPC Rating: D

offers in excess of

**£325,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
NOR140299 - 0005

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