

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!! **

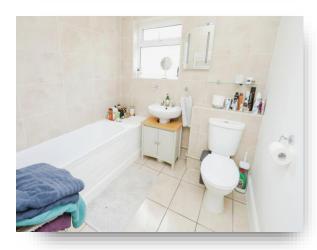












Entrance Hall

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" ($2.72m \times 3.30m$) 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" ($2.16m \times 0.71m$) 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.





welcome to

Cantley Lane, Norwich

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

Tenure: Freehold EPC Rating: D

offers in excess of

£325,000





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postcode not the actual property



Property Ref: NOR140299 - 0005 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.

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