

Mill Road, Hethersett, Norwich, NR9 3DP



## welcome to

# Mill Road, Hethersett Norwich

THIS BACK-TO-BACK SEMI-DETACHED PERIOD HOME dating back to 1800 benefiting from a private lane in which this property enjoys a right of access, leading to a private driveway and privacy throughout the entire plot with a purpose-built high quality outside office. \*Viewings are highly recommended!!\*













#### **Entrance Hall**

Original tiled flooring, understairs storage cupboard and radiator.

#### Lounge

17' 5" x 13' 8" ( 5.31m x 4.17m ) Window to front & side, feature fireplace, carpeted floor and radiator.

#### **Dining Room**

15' 2" x 10' 2" (  $4.62m\ x\ 3.10m$  ) Window to front, feature fireplace, carpeted floor and radiator.

#### Kitchen

15' 6" x 8' 8" ( 4.72m x 2.64m ) Wall & base units, work surfaces, one bowl stainless steel sink unit, gas hob, electric oven, plumbing for washing machine, plumbing for tumble dryer, integrated dishwasher, water softener and space for undercounter appliances.

Walk in pantry - window to rear and laminate flooring.

#### **First Floor Landing**

Feature fireplace, airing cupboard, loft hatch, carpeted floor and radiator.

#### **Bedroom One**

17' 5" x 14' 3" ( 5.31m x 4.34m ) Window to front & side, carpeted floor, feature fireplace, built in cupboard, radiator and door to ensuite:-

#### Ensuite

Shower cubicle, wash hand basin, wc and laminate floor.

**Bedroom Two** 12' 6" x 10' 6" ( 3.81m x 3.20m ) Window to front, carpeted floor and radiator.

**Bedroom Three** 16' 6" x 9' 1" ( 5.03m x 2.77m ) Window to front, built in wardrobe, carpeted floor and radiator.

#### Bathroom

Bath with shower over, wash hand basin, wc, central heating boiler, heated towel rail, laminate floor and window to front.

#### Exterior

To the front, it is accessed via a right of way up a private driveway/ shingled driveway for multiple vehicles.

To the rear, it is immaculately presented mainly laid to lawn with raised decking area, patio section, shingled area with shed, access to the outside office and access to driveway.





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# Mill Road, Hethersett Norwich

- Period home dating back to the 1800
- Accessed via a private lane
- High quality outside office
- Ample off-road parking
- Original features throughout •

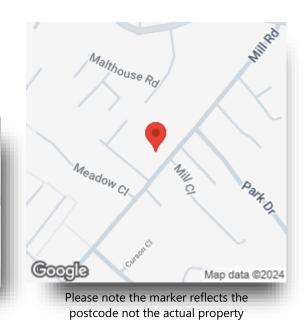
Tenure: Freehold EPC Rating: D

# £425,000





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The Property Ombudsman

Property Ref: NOR140700 - 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.

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