

Long Road, Framingham Earl Norwich NR14 7RY



welcome to

Long Road, Framingham Earl Norwich

*** A WONDERFUL AND BESPOKE FOUR BEDROOM INDIVIDUAL DETACHED BUNGALOW situated in a highly sought after, non-estate location set well back from the road in this great village location. This wonderful home boasts long driveway with detached garage and an 80 ft private rear garden!! ***













Entrance Hall

Tiled floor and airing cupboard accessing the loft space.

Living Room/ Dining Room

25' 5" x 13' 9" (7.75m x 4.19m) Double aspect reception room with freestanding cast iron woodburner on hearth, window to rear and doors to garden.

Kitchen/ Breakfast Room

13' 2" x 12' 11" (4.01m x 3.94m)

Fully fitted comprehensive range of eye & base level kitchen units with built in hob, glass splashbacks, stainless steel extractor fan, built in double oven, fitted upstands, inset one & a half bowl stainless steel sink unit, built in dishwasher, space for fridge/ freezer, window to rear and door through to utility room:-

Utility Room

8' 5" x 6' 7" ($2.57m \times 2.01m$) Base units, plumbing for washing machine and window to side.

Conservatory

11' 4" x 11' 1" (3.45m x 3.38m) Windows & doors to rear aspect and tiled floor.

Bedroom One

16' 6" x 11' 1" (5.03m x 3.38m) Window to front aspect, radiator, double wardrobe and door to ensuite:-

Ensuite

Shower cubicle with inset mains fed shower, wash hand basin, wc, chrome ladder radiator, tiled splashbacks and window to side aspect.

Bedroom Two

10' 7" x 10' 3" (3.23m x 3.12m) Window to side aspect.

Bedroom Three

13' 6" x 8' (4.11m x 2.44m) Window to front aspect and radiator.

Bedroom Four

9' 11" x 7' 9" (3.02m x 2.36m) Currently used as a study - window to front aspect.

Bathroom

Paneled bath, wash hand basin, wc, chrome towel radiator, tiled splashbacks and window to side aspect.

Exterior

The property is located in a non-estate location, accessed via a brick pillared entrance with long tarmac driveway. There is a detached up & over door and the garden is mainly laid to lawn, enclosed by fencing and hedging.

The rear gardens measure approximately 80 ft (STMS), private form the rear aspect with a wealth of mature shrubs & trees set in well manicured, well presented borders with patio and timber shed.





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- Superb four bedroom detached non-estate bungalow
- Flexible accommodation
- Outstanding 25 ft lounge with cast iron burner
- Ensuite to principal bedroom & family bathroom
- Set well back form the road

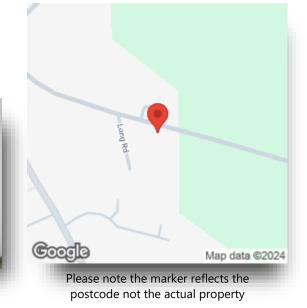
Tenure: Freehold EPC Rating: Awaited

offers in excess of

£450,000







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Property Ref: NOR139594 - 0002 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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