



Hautbois Road, Badersfield, Norwich, NR10 5JL

welcome to

Hautbois Road, Badersfield Norwich

THIS IMMACULATELY PRESENTED FOUR BEDROOM DETACHED HOUSE is situated in the popular village of Baddersfiel to the north of Norwich city centre. The property would make a perfect family home and benefits from the vendor has found a property with NO ONWARD CHAIN! ** Viewings are highly recommended!! **



Entrance Hall

Door to front, stairs to first floor and vertical radiator.

Shower Room

Freshly refitted shower room comprising of double walk in shower cubicle in matte black with matte black mains fed shower, vanity wash hand basin, wc, matte black towel radiator, extractor fan and window to rear aspect.

Lounge

16' 10" x 11' 11" (5.13m x 3.63m)

Woodburner set in brick fire place.

Kitchen/ Diner

22' 6" x 11' 6" (6.86m x 3.51m)

Double glazed window to rear, double glazed French doors to rear, double glazed door to side, extractor fan, central island/ breakfast bar, TV point, phone point, freestanding Rangemaster cooker, integrated cooker, integrated Smeg dishwasher, wall & base units, work surfaces, boiler and vertical radiator.

Utility Room

9' 1" x 6' 10" (2.77m x 2.08m)

Double glazed window to side, wall & base units, work surfaces, plumbing for washing machine, plumbing for tumble dryer, radiator and fridge/ freezer.

Orangery

16' x 11' 1" (4.88m x 3.38m)

Bifold doors to garden, three double glazed windows to rear, carpeted floor and radiator.

First Floor Landing

Double glazed windows to the front overlooking the fields, impressive fitted light, access to roof space and carpeted floor.

Bedroom One

11' 8" x 11' 2" (3.56m x 3.40m)

Double glazed Juliet balcony to the rear, built in wardrobe, carpeted floor, TV point and radiator.

Bedroom Two

13' x 10' 11" (3.96m x 3.33m)

Double glazed window to rear, carpeted floor, radiator and built in wardrobe.

Bedroom Three

12' x 9' 2" (3.66m x 2.79m)

Double glazed window to front, carpeted floor, radiator and built in wardrobe.

Bedroom Four

8' 6" x 7' 3" (2.59m x 2.21m)

Double glazed window to front, radiator and carpeted floor.

Bathroom

Double aspect windows to front & side aspects, carpeted floor, freestanding contemporary bath and separate shower cubicle with inset mains fed shower.

Exterior

To the front, there is off-road parking for approximately three cars with single garage, lawned area and path to the front door.

To the rear, there is a well maintained enclosed garden (40 ft STMS) mainly laid to lawn with paving area, summerhouse, mature shrubs & trees, decking area, wood store and two brick storage sheds.



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welcome to

Hautbois Road, Badersfield Norwich

- Detached four bedroom 1950's home
- Edge of Baddersfield location overlooking fields
- 40 ft (STMS) rear garden
- Bespoke orangery
- Family shower room & bathroom

Tenure: Freehold EPC Rating: Awaited

£475,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
NOR141996 - 0002

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