









welcome to

Holmesdale Road, Brundall Norwich

THIS IMMACULATELY PRESENTED FOUR BEDROOM DETACHED CHALET is situated in the popular village of Brundall, to the east of Norwich city centre. The property would make a fantastic family home and is being sold with the added benefit of having NO ONWARD CHAIN! ** Viewings are highly recommended!!! **













Entrance Hall

Double glazed window to front, laminate floor and radiator.

Shower Room

Shower cubicle, wash hand basin, wc, boiler, laminate floor and extractor fan.

Lounge/ Kitchen/ Diner

26' 5" x 15' (8.05m x 4.57m)

Double glazed window to rear, double glazed bifold doors to garden, sink one sized bowl, breakfast bar, integrated fridge/ freezer, integrated dishwasher, wall base units, work surfaces and laminate floor

Bedroom Three

13' 9" x 11' 10" (4.19m x 3.61m)

Double glazed window to front, car

Double glazed window to front, carpeted floor and radiator.

Bedroom Four

11' 11" x 9' 10" (3.63m x 3.00m)
Double glazed window to front, radiator and carpeted floor.

Landing

Carpeted floor.

Bedroom One

19' 5" \times 15' 8" ($5.92m \times 4.78m$) Velux windows to front & rear, carpeted floor, radiator and TV point.

Bedroom Two

14' 6" x 12' 2" (4.42m x 3.71m) Carpeted floor, radiator and Eaves storage.

Bathroom

Double glazed window to rear, wash hand basin, wc, bath, vinyl flooring and extractor fan.

Exterior

To the front, there is a path to the front door with off-road parking for approximately four vehicles.

To the rear, there is an enclosed rear garden with lawned area, mature trees, astroturf and paving area.





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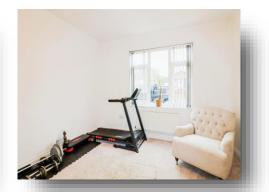
- NO ONWARD CHAIN
- Enclosed garden
- Perfect family home
- Ample off-road parking
- Shower room & family bathroom

Tenure: Freehold EPC Rating: D

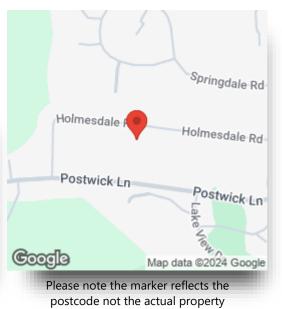
offers in excess of

£400,000







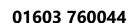


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Property Ref: NOR141594 - 0002 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 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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