



The Willows, Norwich, NR2 4GW

welcome to

The Willows, Norwich

A stunning Hopkins built four bedroom, three storey imposing townhouse located in this highly sought-after and small development which lies just off Dereham Road, close to Norwich City Centre as well as UEA & Hospital, west of Norwich.



Entrance Hall

Entrance door in, stairs to first floor, smooth plastered ceiling, under the stairs storage cupboard, radiator and fitted wooden flooring.

Cloakroom

With wash hand basin set in vanity unit, low level WC, wooden flooring, radiator, extractor fan, smooth plastered ceiling and inset spotlighting.

Lounge

16' 3" max x 13' 1" max into bay (4.95m max x 3.99m max into bay)

Bay-window to rear aspect, double doors to rear garden, further window to rear aspect, feature fireplace, wooden flooring and smooth plastered ceiling. Radiator.

Kitchen/Diner

16' 8" x 9' (5.08m x 2.74m)

A stunning high quality fitted kitchen with fully fitted range of eye and base level kitchen units, 1 1/2 stainless steel sink unit, built-in electric hob with stainless steel extractor over, built-in stainless steel oven, upright fridge-freezer, wall-mounted gas fired boiler for heating and hot water. Washing machine, smooth plastered ceiling, radiator, sash window to front aspect, vertical radiator.

First Floor Landing

Airing cupboard.

Bedroom Two

15' x 9' (4.57m x 2.74m)

uPVC window to rear aspect, radiator, smooth plastered ceiling and radiator. Built-in double wardrobe.

Bedroom Three

11' 1" x 8' 11" (3.38m x 2.72m)

window to rear aspect, smooth plastered ceiling with inset spotlighting and radiator.

Bedroom Four

11' 7" x 6' 11" (3.53m x 2.11m)

uPVC window to rear aspect, smooth plastered ceiling with inset spotlighting and radiator, laminated flooring.

Second Floor

Principal Bedroom

9' 8" x 26' 11" (2.95m x 8.20m)

Double-aspect principal bedroom with sash window to front aspect and uPVC window to rear, smooth ceiling, inset spotlighting, fitted laminate flooring and access to roof space. Large walk-in wardrobe.

Bespoke En-Suite

Suite comprising wash hand basin set in vanity unit, low level WC, double shower cubicle with inset mains fed shower, tiled splashbacks. uPVC window to rear aspect. Radiator, smooth ceiling and inset spotlighting.

Exterior

The property has a garage en-bloc with parking space to front. The garden is a secluded rear garden, laid to artificial grass with paved patio. Enclosed by fencing with outside tap, the garden backs and overlooks wooded aspect to rear providing a high-level of privacy.



view this property online williamhbrown.co.uk/Property/NOR142769



welcome to

The Willows, Norwich

- Superb four bedroom Hopkins Home built townhouse
- Stunning boutique-style principal bedroom en-suite
- High specification fitted kitchen/diner
- Garage and parking space
- Secluded Garden

Tenure: Freehold EPC Rating: C
Council Tax Band: D

offers in excess of

£375,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/NOR142769



Property Ref:
NOR142769 - 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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01603 760044



norwich@williamhbrown.co.uk



5 Bank Plain, NORWICH, Norfolk, NR2 4SF



williamhbrown.co.uk