









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.





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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

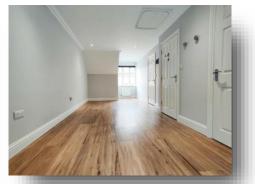
Tenure: Freehold EPC Rating: C

Council Tax Band: D

offers in excess of

£375,000





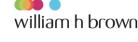




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