







welcome to

The Street, Lenwade Norwich

This CHARACTERFUL THREE BEDROOM DETACHED home is located in the SEMI-RURAL village of Lenwade, just a short drive from the city. The property boasts a contemporary finish but still holds on to its period features. **CALL US NOW TO AVOID MISSING OUT**













Entrance Hall

Carpet, Radiator, Double glazed window to side aspect.

Louge

11' $\text{Max} \times 10'$ 11" $\text{Max} (3.35\text{m Max} \times 3.33\text{m Max})$ Laminate flooring, two double glazed windows to front aspect, Characterful beams. Wood burner, With fireplace.

Kitchen

14' 9" max x 9' 4" max (4.50m max x 2.84m max) Tiled floor, fitted kitchen units top and bottom, wood worktops, stainless sink, space for washing machine, space for dishwasher, space for fridge freezer. Double glazed window to rear aspect.

Dining Room

10' 9" \max x 9' 1" \max (3.28m \max x 2.77m \max) Double Glazed window to rear aspect, Character Feature beams, Radiator

WC

Downstairs WC, With hand wash basin. Vinyl Flooring.

Landing

Carpet, loft access.

Bedroom 1

15' 6" max x 9' 6" max (4.72m max x 2.90m max) Carpet, dg velux style skylight window. Wood beams period features, Radiator.

Bedroom 3

11' 10" Max x 9' 8" Max (3.61m Max x 2.95m Max) Carpet Period Beams, Radiators.

Bedroom 2

13' 3" Max x 10' 10" Max (4.04m Max x 3.30m Max) Carpet, Double glazed windows to front aspect, Radiator, Built in wardrobes.

Bathroom

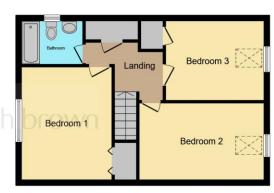
Vinyl flooring, Fully tiled walls, Radiator, Sink, toilet,

Bath. double glazed Velux style window. Period Beams.

Outside

To the front of the property there is a paved driveway and garage with parking for two cars. To the rear is a partially lawned and partially paved south facing garden fully enclosed by fencing.





Ground Floor

First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.foocalagent.com





welcome to

The Street, Lenwade Norwich

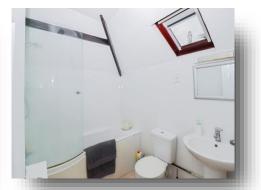
- Off road parking
- Peaceful village setting
- Three double bedrooms
- Character features
- Detached house

Tenure: Freehold EPC Rating: F

Council Tax Band: C

£300,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/NOR142897



Property Ref: NOR142897 - 0005 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 quidance 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

norwich@williamhbrown.co.uk



5 Bank Plain, NORWICH, Norfolk, NR2 4SF



williamhbrown.co.uk

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.