



**Honey Close, Norwich, NR1 4LJ**



**welcome to**

**Honey Close, NORWICH**

THIS THREE BEDROOM EXTENDED SEMI-DETACHED FAMILY HOME with ample off-road parking. \*\* The property needs to be viewed to be truly appreciated, and any interested parties are asked to contact the office at their earliest convenience to schedule a viewing!!!! \*\*



### Entrance Hall

Tiled flooring and understairs storage cupboard.

### Cloakroom

Wash hand basin, wc, fully tiled and window to front.

### Lounge

15' 3" x 13' ( 4.65m x 3.96m )

Window to side, Velux window to the other side, electric wall heater, newly installed log burner and carpeted floor.

### Dining Room

11' 1" x 16' 4" ( 3.38m x 4.98m )

Electric wall heater, laminate flooring and arch to kitchen.

### Kitchen

18' 3" x 10' ( 5.56m x 3.05m )

Wall & base units, work surfaces, tiled flooring, space for freestanding cooker, plumbing for washing machine, integrated dishwasher, French doors to rear garden and window to front.

### First Floor Landing

Carpeted floor, window to front, electric wall heater and airing cupboard.

### Bedroom One

14' 7" x 9' 11" ( 4.45m x 3.02m )

Window to rear, built in cupboard and carpeted floor.

### Bedroom Two

11' 1" x 6' 8" ( 3.38m x 2.03m )

Window to rear, carpeted floor and loft hatch.

### Bedroom Three

11' x 9' 10" ( 3.35m x 3.00m )

Window to rear and carpeted floor.

### Bathroom

Window to front, wooden flooring, wash hand basin, wc, shower cubicle, tiled walls and electric wall heater.

### Exterior

To the front, there is a dropped kerb giving access to the ample driveway and a gate behind offering access to the rear garden. Additional parking is offered if required and access to the single garage.

The rear garden is mainly laid to lawn with patio area and raised beds.

### Garage

18' 3" x 11' 6" ( 5.56m x 3.51m )

Up & over door with door to side, window to rear, power, light and electric.



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.focalagent.com](http://www.focalagent.com)



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welcome to

## Honey Close, NORWICH

- THREE BEDROOM EXTENDED SEMI-DETACHED FAMILY HOME
- Three double bedrooms and family bathroom
- Log burner in lounge
- Ample car parking
- Single garage

Tenure: Freehold EPC Rating: D

Council Tax Band: B

offers in excess of

**£255,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
NOR143044 - 0005

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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.



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