



Fernhill, Norwich, NR1 4AQ

welcome to

Fernhill, Norwich

GUIDE PRICE £375,000 - £400,000. Discover this beautifully renovated 3-bedroom semi-detached home, ideally situated in the highly sought-after Thorpe Hamlet. Finished to an exceptionally high standard, this property boasts a spacious open-plan kitchen/dining area perfect for entertaining.



Entrance Hall

Door to front, two storage cupboards.

Lounge

12' 6" x 11' 6" (3.81m x 3.51m)

Bay window to front aspect, log burner, radiator, carpeted flooring.

Kitchen/Diner

18' 9" x 11' 11" (5.71m x 3.63m)

Sliding door rear garden, window to rear, island with breakfast bar, sink, double oven, hob, fitted wall and base units with work surface, spotlights, two radiators, wooden flooring, dining area.

Utility Room

7' 11" x 4' 11" (2.41m x 1.50m)

Door to side, washing machine, boiler, radiator.

Separate Toilet

W/c, wash hand basin, window to rear aspect.

Bedroom One

12' x 11' 6" (3.66m x 3.51m)

Window to rear aspect, radiator, wooden flooring.

Bedroom Two

11' 3" x 9' 4" (3.43m x 2.84m)

Window to front aspect, radiator, fitted wardrobes, carpeted flooring.

Bedroom Three

7' 6" x 6' 9" (2.29m x 2.06m)

Window to front aspect, radiator, wooden flooring.

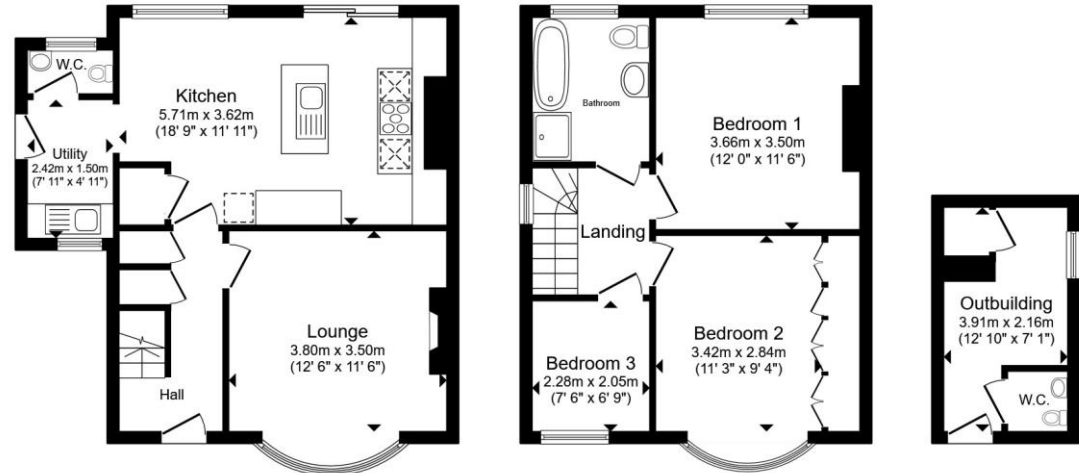
Bathroom

Copper bathtub, brick wall effect, walk in shower, wash hand basin, w/c, window to rear aspect, radiator.

Outbuilding

12' 10" x 9' 4" (3.91m x 2.84m)

Storage, separate toilet with w/c and wash hand basin. Currently used as a hair salon.



Ground Floor

First Floor

Outbuilding

Total floor area 98.2 m² (1,057 sq.ft.) approx

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.propertybox.io


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welcome to Fernhill, Norwich

- GUIDE PRICE £375,000 - £400,000
- Located in the highly sought after location of Thorpe hamlet
- Renovated to an extremely high standard
- Parking for multiple cars
- Walk away from the train station

Tenure: Freehold EPC Rating: D

Council Tax Band: C

offers in excess of

£375,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
NOR143662 - 0004

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william h brown



01603 760044



norwich@williamhbrown.co.uk



5 Bank Plain, NORWICH, Norfolk, NR2 4SF



williamhbrown.co.uk