



Fairview Park Wayford Road, Smallburgh Norwich NR12 9LW

welcome to

Fairview Park Wayford Road, Smallburgh Norwich

Two Bedroom home in Smallburgh. En-suite to the main bedroom, kitchen, living room/dining room, parking and gardens.



Description

****WONDERFUL DETACHED HOME**** Well situated 2 Bedroom Home in Fairview Park, Smallburgh. This Property has a living room/dining room, kitchen, two bedrooms, bathroom, garden space and a driveway. You can live in this property all year round. Well located and available with motivated vendors, Give us a call to arrange your viewing!

Entrance Hall

The entrance to the property has a door to the front, vinyl flooring, ceiling spotlights and a large storage cupboard.

Living Room/Dining Room

19' 1" Max x 15' 7" Max (5.82m Max x 4.75m Max)
The living room has carpeted flooring, windows with dual aspect, radiator, ceiling light, space for a dining table and a tv point.

Kitchen

11' 7" Max x 9' 3" Max (3.53m Max x 2.82m Max)
The kitchen has a variety of matching base and wall units with worktop over. There is vinyl flooring, a door to the garden, a radiator, window to the rear, space and plumbing for appliances and ceiling lights.

Bedroom One

9' 4" x 9' 5" (2.84m x 2.87m)
The main bedroom has carpeted flooring, a ceiling light, a radiator and an en-suite.

En-Suite

The en-suite has a toilet, sink, window, vinyl flooring, a storage cupboard and a shower.

Bedroom Two

9' 5" x 8' 11" (2.87m x 2.72m)
The second bedroom has carpeted flooring, window, a ceiling light and a radiator.

Bathroom

The bathroom has vinyl flooring, a toilet, a sink, a bath, window to the side and spotlight ceiling lights.

Exterior

To the front, there is a shingle area and steps to the property.

There is a driveway to the side and a patio and shingle area to the rear with sheds for storage.

* Agents Note

Vendors unsure of Lease details however are looking into matter.



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



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Fairview Park Wayford Road, Smallburgh Norwich

- Driveway Providing Off-Road Parking
- Two Bedrooms, One with an En-suite
- All Year Living
- Less than Five Miles to the Coast
- Low Maintenance Garden

Tenure: EPC Rating: C

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.

£165,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
NWS108273 - 0005

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william h brown



01692 581034



stalham@williamhbrown.co.uk



52 High Street, Stalham, NORWICH, Norfolk,
NR12 9AS



williamhbrown.co.uk