









welcome to

Norwich Road, Tacolneston Norwich

This impressive four bedroom detached bungalow situated in the ever popular village of Tacolneston is proudly being advertised by William H Brown.













Entrance Porch

Door to front, radiator, laid to carpet with door leading through to the entrance hall.

Entrance Hall

Door to front aspect with a window to side aspect, airing cupboard, 2 radiators and is laid to carpet.

Lounge

20' x 13' (6.10m x 3.96m)

The lounge is of excellent size with two radiators, telephone and television point, laid to carpet, windows to front and rear aspect with a door leading to the courtyard and door opening to the dining room.

Dining Room

12' x 11' 5" (3.66m x 3.48m)

There are windows to front and side aspect with a radiator, door to kitchen and is laid to carpet.

Kitchen/ Breakfast Room

16' 1" max x 12' 9" max (4.90m max x 3.89m max) This fitted kitchen includes both wall and base units with work surfaces over, a one and a half bowl stainless steel sink and drainer unit, an electric double oven with ceramic hob and cooker hood over, plumbing for dishwasher, window to side aspect, tiled splashbacks, and vinyl flooring and opening through to the utility room.

Utility Room

8' 5" x 5' 8" (2.57m x 1.73m)

Fitted with wall and base units with space for washing machine and tumble dryer, boiler cupboard, and door to side aspect and window to side aspect.

Study/ 5th Bedroom

11' 4" x 9' 6" (3.45m x 2.90m)

With radiator, door to rear garden and is laid to carpet.

Bedroom 1

16' 3" max x 11' 2" (4.95m max x 3.40m) Of excellent size and presenting built in wardrobes, radiator, and window to rear and side aspect and is laid to carpet.

Bedroom 2

14' 6" + wardrobe x 11' 2" (4.42m + wardrobe x 3.40m) With built in wardrobes, window to side aspect, radiator and is laid to carpet.

Bedroom 3

14' 5" x 9' 3" (4.39m x 2.82m)

With two windows to rear aspect, radiator and is laid to carpet.

Bedroom 4

9' 9" x 9' 4" (2.97m x 2.84m)

With window to rear aspect, radiator and vinyl flooring.

Bathroom

Fitted with WC, wash hand basin, and bath with mixer taps and shower over, radiator, partly tiled walls and window to side aspect.

Separate Shower Room

Fitted with WC, wash hand basin, shower cubicle, partly tiled walls, radiator and window to side aspect.

Front Garden

The property is accessed by a private driveway which leads round to the double garage which has power and lighting with an up and over door. The front garden is predominately laid to lawn with a pathway leading to the front door.

Rear Garden

Presenting a spacious garden predominately laid to lawn and is fully enclosed with a side access gate and access to the garage.

Courtyard

There is an additional courtyard which is paved and operated as a paved patio area.





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Norwich Road, Tacolneston Norwich

- Detached bungalow in a popular village location
- Four Bedroom Detached Bungalow
- 3 Reception Rooms
- Double Garage and Driveway
- Spacious Rear Garden

Tenure: Freehold EPC Rating: Awaited

offers in excess of

£325,000





Garage

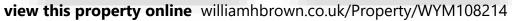








postcode not the actual property





Property Ref: WYM108214 - 0004 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 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.





01953 602578



Wymondham@williamhbrown.co.uk



27 Market Street, WYMONDHAM, Norfolk, NR18 0AJ



williamhbrown.co.uk