



Lake View Close, Lenwade Norwich NR9 5SB

welcome to

Lake View Close, Lenwade Norwich

This well -appointed detached 4 bedroom house with double garage enjoys a tucked away setting in a well -served village!



Entrance Hall

13' 5" x 10' 6" (4.09m x 3.20m)

With double glazed front door, screened radiator, natural wood doors open off, under stairs cupboard, coats cupboard, natural wood flooring, fine balustrade stairway turning and leading off

Cloaks W.C.

with double glazed window, radiator, inset wash basin with cupboard below, W.C with tiling to floors and walls

Lounge

17' 5" x 11' 9" (5.31m x 3.58m)

double glazed double doors with side panels opening out to the rear garden patio, wood burner to fireplace, two radiators.

Dining Room

10' 8" x 9' 9" (3.25m x 2.97m)

double glazed side window, tiled floor, one radiator, double glazed doors to garden room and wide opening onto

Kitchen

13' 4" x 9' 9" (4.06m x 2.97m)

with double aspect from leaded double glazed windows to front and side looking to front garden. Tiled floor, radiator, modern range of base and wall units, work surfaces including 1 and ½ bowl sink unit, electric hob with extractor fan, double oven. Integral dishwasher and fridge, part glazed door opens onto

Utility Room

8' 5" x 6' 2" (2.57m x 1.88m)

with fitted range of base units, work surfaces with tiled surround, space for washing machine and fridge-freezer, radiator, tiled floor, double glazed door, opening to

Garden Room

17' 8" x 8' 6" (5.38m x 2.59m)

with double glazed windows to three sides, high and vaulted ceiling with roof light window, two sets of

double glazed windows open up to the garden, natural wood finish laminate flooring.

Boot Room

15' 8" x 8' 2" (4.78m x 2.49m)

with doors opening to front and rear gardens and into the garage.

First Floor Landing

an L shaped space with leaded double glazed window feature over the stairwell, balustrade to two sides in gallery style. Natural wood doors opening off including airing cupboard, radiator

Bedroom 1

14' x 11' 9" max (4.27m x 3.58m max)

double glazed rear window, radiator, large double door wardrobe, view over garden through trees to lake beyond.

Bedroom 2

enjoying double aspect from leaded double glazed front and side windows. Radiator

Bedroom 3

9' 10" x 8' 9" (3.00m x 2.67m)

with double glazed rear window, view over garden, radiator.

Bedroom 4

9' 9" x 7' 4" (2.97m x 2.24m)

double glazed side window and radiator

Bathroom

with double glazed leaded window, tiling to floor and walls, traditional column style towel radiator, recessed lighting, suit comprising wash basin, W.C, bath and shower cubicle.

Outside

to the front the property is pleasantly approached over a shingled driveway from two tall brick entrance pillars with shrubs and low hedging giving a good degree of privacy on your way to sweep around to the house. In front of the house is off road parking

for a number of cars and access to the garage. To the rear paved patio adjoins the house and leads onto a lawned garden beyond. Wide and established flower and shrub beds, gazebo features covered space to dine alfresco with brick paved base.

Double Garage

21' 1" x 18' 2" (6.43m x 5.54m)

has twin up and over vehicular doors, side window, power and light. Accessed by the boot room to the house (gives some potential for conversion/remodelling if additional accommodation is required, subject to local authority permission).



view this property online williamhbrown.co.uk/Property/RPM103511



welcome to

Awaiting Photograph

Lake View Close, Lenwade Norwich

- Generous 4 Bedroom Accommodation
- South Facing Garden
- Refitted Kitchen and Utility
- Stylish Modern Garden Room
- Double Garage

Tenure: Freehold EPC Rating: D

offers in excess of

£450,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/RPM103511



Property Ref:
RPM103511 - 0012

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 guidance 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.



william h brown



01603 873208



Reepham@williamhbrown.co.uk



4 Townsend Court, REEPHAM, NORWICH,
Norfolk, NR10 4LD



williamhbrown.co.uk