

FREEHOLD



House - Detached

THE HEDGEROWS NORWICH NR5 9BP

Offers Over

£325,000

FEATURES

- Detached Family Home
- Two Reception Rooms
- Kitchen/Breakfast Room
- Ensuite/Family Bathroom
- Generous Plot
- Four Bedrooms
- Garden Room
- Downstairs Wc
- Double Garage
- A must See Home



4 Bedroom House - Detached located in Norwich

Description

Set within a mews of four houses you will find this superb detached family come on a generous sized plot. Offering entrance hall, downstairs wc, sitting room, dining room, kitchen, utility room and garden room. The first floor has four bedrooms, master with ensuite shower room and separate family bathroom. The outside has many great points starting at the front where there is a garden area double garage and driveway for a couple of vehicles. Side gate leads round to the rear garden which wraps around the property, mainly laid to lawn with mature fruit trees and backing on to a tree belt. Overall this gives the feeling of being tucked away with plenty of mature planting giving it a country feel. Come and take a look at your new home as this will not disappoint.

Entrance Hall

Sealed unit double glazed door to the front, doors to sitting room, utility room and wc.

Downstairs Wc

Sealed unit double glazed window to the front, wc and wash hand basin.

Sitting Room

15'6 x 11'6

Sealed unit double glazed window to the front, radiator, feature fireplace, opening to the dining room.

Dining Room

11'0 x 11'9

Sealed unit double glazed window to the rear. Sliding patio doors out to the garden room, stairs to the first floor and door to the kitchen.

Garden Room

12'2 x 7'9

Windows to the rear and side along with door out to the patio. Great views of the garden.

Kitchen

12'4 x 7'9

Sealed unit double glazed window to the rear, range of units both base and eye level, sink unit, integrated appliances to include hob, oven and extractor fan over. Central island creating extra work surface and breakfast bar, Door to the utility room.

Utility Room

8'6 x 8'1

Sealed unit double glazed window and door to the side, space for washing machine and other appliances. Door to the entrance hall.

First Floor Landing

Built in cupboard and doors to all bedrooms and the family bathroom.

Master Bedroom

8'9 x 15'1

Sealed unit double glazed window to the front, radiator and door to the ensuite.

Ensuite

Sealed unit double glazed window to the side, shower cubicle, wash hand basin and wc.

Bedroom 2

8'1 x 13'6

Sealed unit double glazed window to the front and radiator.

Bedroom 3

11'3 x 8'9

Sealed unit double glazed window to the rear and radiator.

Bedroom 4

6'4 x 8'5

Sealed unit double glazed window to the front and radiator.

Family Bathroom

Sealed unit double glazed window to the rear, panel bath, wash hand basin and wc.

Outside

The outside has many great points starting at the front where there is a garden area double garage and driveway for a couple of vehicles. Side gate leads round to the rear garden which wraps around the property, mainly laid to lawn with mature fruit trees and backing on to a tree belt. Overall a superb garden for the children to play or entertaining.





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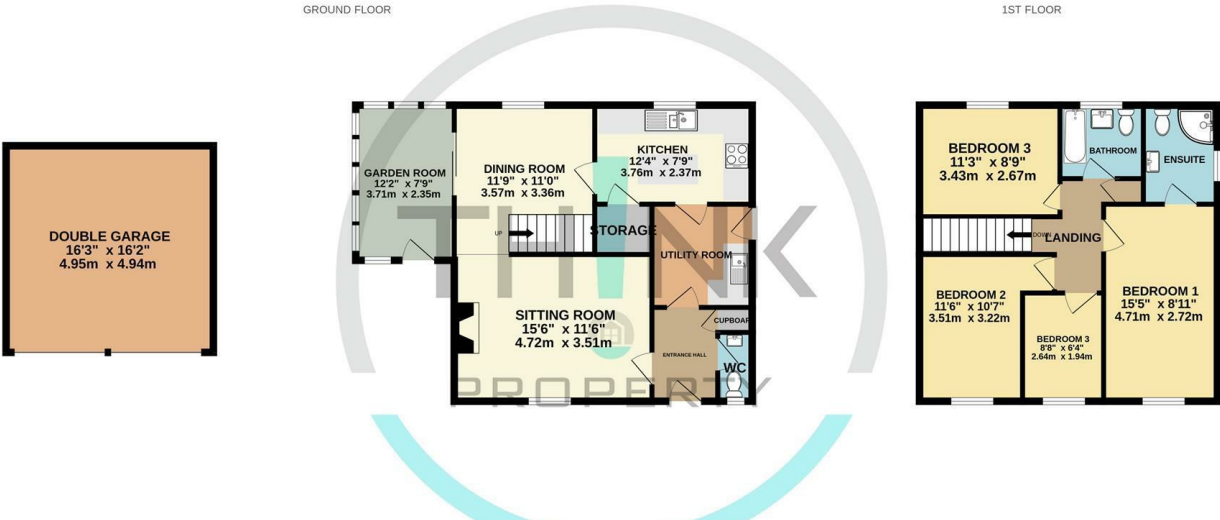
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Council Tax Band

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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| Energy Efficiency Rating | | Current | Potential |
|--|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England & Wales | | EU Directive 2002/91/EC | |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

