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Boundary Lane
Norwich



A FANTASTIC OPPORTUNITY TO PURCHASE A FOUR/FIVE BEDROOM DETACHED FAMILY HOME CONVENIENTLY POSITIONED
WITHIN THE CITY THAT OFFERS THE FEELING OF RURAL LIVING

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20 Boundary Lane, Norwich, NR7 0TB

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ENTRANCE/UTILITY ROOM

Tiled flooring, two windows, wall mounted radiator, ceramic sink, plumbing for washing machine, through to kitchen.

KITCHEN

A range of base and eye level units providing storage, electric oven and hob with extractor over, built in fridge, built in dish washer, drainer sink unit, tiled flooring, dual aspect windows and wall mounted radiator.

SITTING/DINING ROOM

A fantastic feature of the home is the 28ft L-shaped sitting/dining room that offers two seating areas and can accommodate a large dining table. The owners have installed bi-fold doors that bring the outside in. White American Oak flooring, a feature brick fireplace with inset wood and coal burning stove, two wall mounted radiator and two windows. Door to rear lobby.

REAR LOBBY

Two windows, door leading to the outside, doors to study/bedroom five & shower room, stairs rise to the first floor.

STUDY/BEDROOM FIVE

A versatile room that is currently used as a study but can be a ground floor bedroom as the shower room is just across the hallway. White American Oak flooring, dual aspect windows, door leading to the outside and wall mounted radiator.

SHOWER ROOM

A fully tiled shower room with a low-level WC, wash hand basin, walk in shower cubicle and tiled flooring.





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LANDING

A spacious landing with oak flooring, two windows offering plenty of natural light, wall mounted radiator and doors to all first-floor accommodation.

BEDROOM

A carpeted room with window, wall mounted radiator, built in storage cupboard and access to en-suite.

EN-SUITE

Suite comprising, low level WC, wash hand basin and fully tiled walk-in shower cubicle. Heated towel rail and window.

BEDROOM

A carpeted double bedroom with window, a wall mounted radiator full-length built-in storage units and vaulted ceiling.

BEDROOM

A carpeted double bedroom with a window, wall mounted radiator, vaulted ceiling and exposed beams.

BEDROOM

A double bedroom with lino flooring window and built in storage cupboard.

SHOWER ROOM

A modern bathroom suite comprising: - low level WC, wash hand basin, fully tiled shower cubicle, heated towel rail, window.





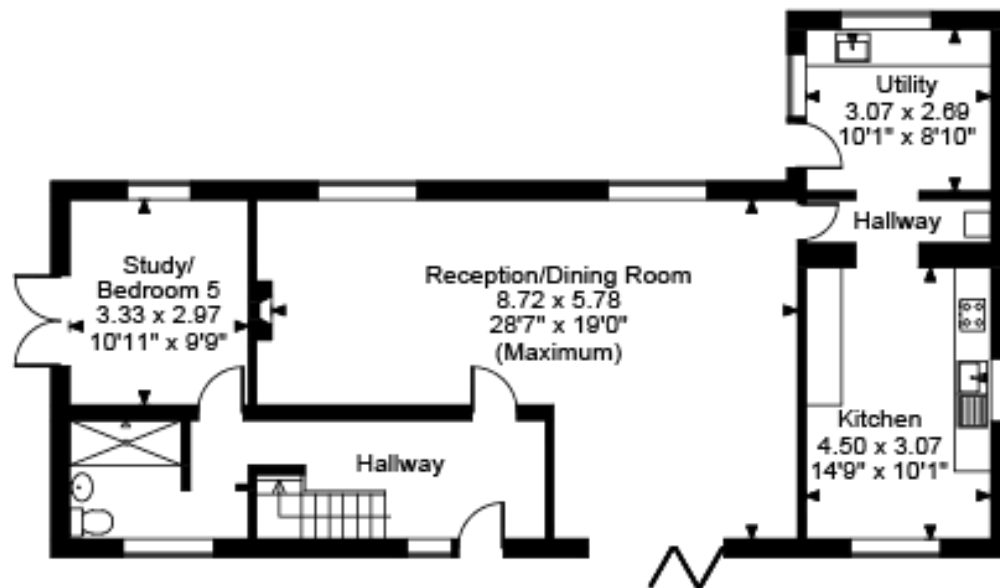
purchased a separate parcel of land with which they have created an allotment area for the growing of vegetables and has multiple fruit trees including, apricot, apple, pear, blackberry, plums, and raspberries. The larger than average length garage has power and lighting and has 10 solar panels attached to the roof. Please contact us for further information.

EXTERNAL

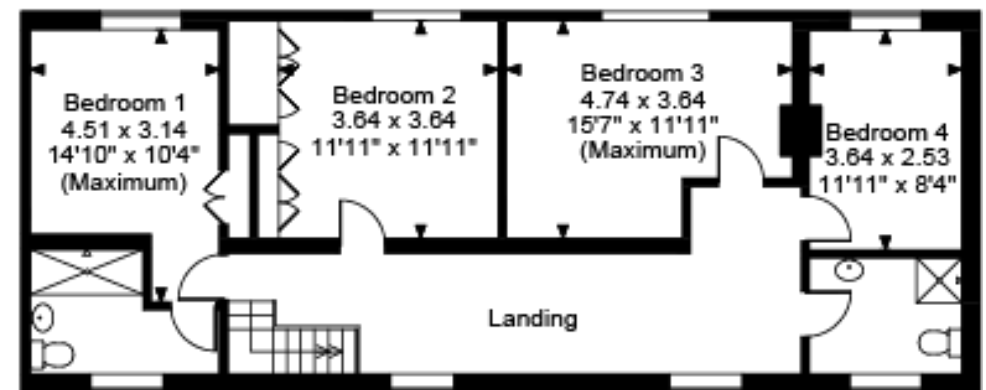
The gardens are a particular feature of the home. The property and gardens are surrounded by raised flower beds and trees giving a private feel. Meticulously kept, the current owners have created a beautiful formal garden with seating areas, a water feature, pond and a beautiful flint and brick wall. There is also a detached garden room that can be used in a variety of ways. In addition, the owners have



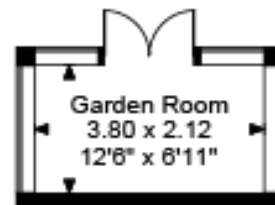
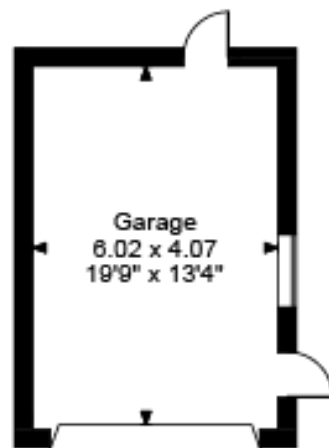
Boundary Lane, Norwich, Norfolk



Ground Floor



First Floor

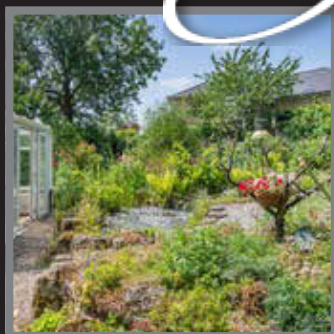


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The position & size of doors, windows, appliances and other features are approximate only.

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Brilliantly positioned within the city, this former two up two down Victorian cottage has been sympathetically extended over time to create a home that offers a good blend of living and bedroom space. For those needing access to the A47 or NDR (The Norwich North Distributor Road) these can be accessed within a few minutes by car. In addition, there are convenient bus stops and the River Yare and Marina are accessible within a short walk via a public footpath. The accommodation comprises: - entry porch/utility room, kitchen/breakfast room, a feature 28ft lounge/dining room with bifold doors that open onto the garden, downstairs shower room and a study/bedroom five. To the first floor there are four bedrooms with the principal offering an en-suite shower room and family bathroom. The gardens are a particular feature of the home, meticulously kept, the current owners have created a beautiful formal garden with seating areas and a water feature. In addition, they have created an allotment area for the growing of vegetables with multiple fruit trees. There is a garage with power and lighting, a garden room and vehicle parking.



EPC Rating: D
Council Tax Band: D
Tenure: Freehold

Viewing by appointment with our
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