



Kingston Square, Norwich NR4 7PF

welcome to

Kingston Square, Norwich

LOCATION LOCATION LOCATION William H Brown are pleased to present to the market this rear opportunity to purchase this handsome detached home located in one of the most sought after areas in Norwich.



Entrance Porch

Sliding doors to front aspect, door leading to entrance reception;

Entrance Reception

10' 1" x 15' 4" max (3.07m x 4.67m max)
Door to front aspect, parquet flooring, radiator, doors leading to lounge & kitchen, stairwell leading to first floor landing.

Lounge

15' 4" x 15' 4" (4.67m x 4.67m)
Window to front aspect, stained glass windows to side aspect, fireplace, radiator, parquet flooring, sliding doors to dining room;

Dining Room

9' 9" x 15' 4" (2.97m x 4.67m)
Window to rear aspect, door to rear aspect, radiator, door to kitchen;

Kitchen

9' 9" x 15' 4" max (2.97m x 4.67m max)
Window to rear aspect, fitted kitchen with a range of wall and base units, inset sink and drainer, space for fridge freezer, freestanding cooker, plumbing and space for washing machine, floor standing gas fired central heating boiler, door to side aspect leading to rear hallway;

Rear Hallway

Door from kitchen, storage cupboard, door to garage, door to wc, door to rear aspect leading to garden.

Wc

Suite comprising low level wc, wash hand basin.

Landing

Stairwell leading from entrance reception to first floor landing, large glazed window to front aspect, doors to all bedrooms, bathroom and separate wc.

Bedroom One

13' 8" x 15' 4" (4.17m x 4.67m)
Window to front aspect, built in wardrobe, radiator.

Bedroom Two

11' 8" x 15' 4" (3.56m x 4.67m)
Window to rear aspect, built in wardrobe, radiator.

Bedroom Three

13' 5" x 9' 4" (4.09m x 2.84m)
Window to front aspect, built in wardrobe, radiator.

Family Bathroom

9' 4" x 9' 4" (2.84m x 2.84m)
Window to rear aspect, suite comprising bath, shower cubicle, pedestal sink, heated towel rail.

Wc

Window to rear aspect, suite comprising low level wc.

External

Externally the property benefits from gated driveway and garage parking to the front, whilst to the rear there is an enclosed low maintenance rear garden.



Ground Floor



First Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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welcome to

Kingston Square, Norwich

- **GUIDE PRICE £550,000 - £575,000**
- THREE BEDROOM DETACHED HOUSE
- TWO RECEPTION ROOMS
- DRIVEWAY AND GARAGE PARKING
- FRONT AND REAR GARDENS

Tenure: Freehold EPC Rating: E

guide price

£550,000

directions to this property:

Proceed out of Norwich via the Newmarket Road heading over the ring road roundabout. Take a right hand turn into Upton Road, left into Upton close, follow the road along taking your second right hand turn into Kingston Square where the property will be located on your right hand side.



Please note the marker reflects the postcode not the actual property

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Property Ref:
UNR105664 - 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 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.



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