



Beechbank, Norwich NR2 2AL

welcome to

Beechbank, Norwich

GUIDE PRICE £450,000-£475,000 - CONVENIENTLY LOCATED WITH GARAGE AND CARPORT PARKING William H Brown are pleased to present to the market this VERSATILE CONTEMPORARY TOWNHOUSE in prime residential location!



Entrance Hall

Double glazed door to front aspect, storage cupboard, door to wc, door to study area and stairs to first floor landing.

Wc

Double glazed window to side aspect, suite comprising low level wc, wash hand basin, heated towel rail.

Garden Room

Double glazed patio doors to rear aspect leading to garden, door leading to bedroom;

Bedroom Four

7' 6" x 8' 2" (2.29m x 2.49m)

Double glazed window to rear aspect, radiator.

Landing

Stairs leading from entrance hall to first floor landing, doors to kitchen, lounge / dining room and study.

Kitchen / Dining Room

7' 10" x 19' 5" (2.39m x 5.92m)

Double glazed window to front aspect, kitchen area fitted with a range of high gloss wall and base units, roll top work surfaces over, inset stainless steel sink and drainer, tiled splash back, electric oven, ceramic hob, glass and stainless steel cooker hood over, plumbing and space for dishwasher, integrated fridge and freezer, radiator, open to lounge area.

Lounge

16' 8" x 10' 10" (5.08m x 3.30m)

Double glazed window to rear aspect, radiator, open to study, open to kitchen / dining room.

Study / Bedroom

7' 6" x 8' 2" (2.29m x 2.49m)

Double glazed window to rear aspect, radiator.

Landing

Stairs from first floor landing, doors to second floor bedrooms and bathroom.

Bedroom One

11' 5" x 10' 11" (3.48m x 3.33m)

Double glazed window to front aspect, radiator.

Bedroom Two

8' 7" plus door recess x 10' 10" (2.62m plus door recess x 3.30m)

Double glazed window to rear aspect, radiator.

Bedroom Three

8' 1" x 7' 6" (2.46m x 2.29m)

Double glazed window to rear aspect, radiator.

Bathroom

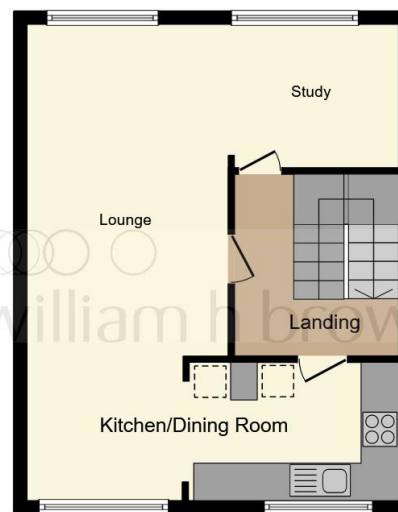
Double glazed window to front aspect, suite comprising bath with mixer tap, shower attachment over, shower cubicle, pedestal sink, low level wc, extractor fan, fully tiled walls, heated towel rail.

Outside

Externally the property benefits from carport and garage parking with private rear garden and communal grounds. There is additional external storage and boiler cupboard within the carport area. The communal gardens offer seating, fishpond, and flower beds.



Ground Floor



First Floor



Second Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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welcome to

Beechbank, Norwich

- TOWNHOUSE
- CONTEMPORARY LIVING ACCOMMODATION
- VERSATILE LAYOUT
- GARAGE AND CARPORT
- HIGHLY REQUESTED LOCATION JUST OFF UNTHANK ROAD

Tenure: Leasehold EPC Rating: Awaiting

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jun 1966. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£450,000



directions to this property:

Proceed out of Norwich via the Unthank Road taking a left hand turn into Beechbank where the property will be located straight ahead of you.



Please note the marker reflects the postcode not the actual property

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Property Ref:
UNR103876 - 0002

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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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