



Oaklands Drive, Norwich NR4 7SA

welcome to

Oaklands Drive, Norwich

DETACHED BUNGALOW IN CUL DE SAC LOCATION William H Brown are pleased to offer to the market this high quality detached bungalow with KARNDEAN FLOORING and WELL APPOINTED KITCHEN.



Entrance Porch

Double glazed door to front aspect, double glazed window to side aspect, tiled floor, single glazed door to entrance hall;

Entrance Hall

Single glazed door to side aspect, Karndean flooring, loft access, radiator, doors to all rooms;

Lounge

22' x 11' 9" (6.71m x 3.58m)

Double glazed windows to front aspect, Karndean Flooring, radiator.

Kitchen / Dining Room

18' 2" x 13' narrowing to 12' 3" (5.54m x 3.96m narrowing to 3.73m)

Double glazed window to rear aspect, quality fitted kitchen with a range of wall and base units, quartz work surfaces over, Neff built in appliances including integrated fridge / freezer and dishwasher, induction hob and electric double oven, stainless steel cooker hood over, recessed down lighting, Karndean flooring, pantry cupboard, radiator, laundry cupboard with gas fired central heating boiler, plumbing and space for washing machine, fuse board, electric meter and gas meter.

Bedroom One

15' 1" x 12' (4.60m x 3.66m)

Double glazed window to front aspect, fitted wardrobes, Karndean flooring, radiator.

Bedroom Two

12' x 10' 7" (3.66m x 3.23m)

Double glazed window to rear aspect, fitted wardrobes, Karndean flooring, radiator.

Shower Room

Double glazed windows to rear aspect, suite comprising walk in shower cubicle with thermostatic mains shower, low level wc, wash hand basin, shaver point, fully tiled walls, airing cupboard housing water softener, recessed down lighting, extractor fan, chrome heated towel rail.

Outside

Externally the property is approached via an in / out driveway with landscaped garden to the front and rear.



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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Oaklands Drive, Norwich

- DETACHED BUNGALOW
- TWO DOUBLE BEDROOMS
- WELL APPOINTED KITCHEN WITH QUARTZ WORK SURFACES AND NEFF BUILT IN APPS
- KARNDGAN FLOORING
- HIGHLY REQUESTED LOCATION

Tenure: Freehold EPC Rating: C

offers in excess of

£485,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
UNR106240 - 0003

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.

directions to this property:

Proceed out of Norwich via Newmarket Road and follow the road along to the village of Eaton bearing left to the village centre past the Cellar House. Proceed over the traffic lights onto Eaton Street, over the hump back bridge taking a right hand turning into Colney lane. Follow the road along eventually taking a right hand turn into Oaklands Drive where the property will be located at the end of the cul de sac.



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