



**Bramfield Close, Norwich NR2 4EJ**

**welcome to**

**Bramfield Close, Norwich**

\*\*\*END TERRACE HOME IN POPULAR WEST CITY LOCATION\*\*\* A well presented family hone in cul de sac location ideal for a professional or young family this spacious residence is a must to be viewed.



### Entrance Porch

Double glazed window and door to front aspect, meter cupboard, door leading to entrance hall;

### Entrance Hall

Door to front aspect, radiator, doors to kitchen, wc and lounge, stairs to first floor landing.

### Wc

Double glazed window to front aspect, suite comprising low level wc, wash hand basin, radiator.

### Kitchen

9' 6" x 14' 4" max ( 2.90m x 4.37m max )  
Double glazed window to front aspect, modern fitted kitchen including a range of handle-less soft close wall and base units including larder unit, work surfaces over, inset one and a half bowl sink and drainer, induction hob, glass splash back, electric oven, built in microwave, integrated fridge / freezer, integrated washing machine, breakfast bar, recessed spotlighting, extractor fan, vertical radiator, door to dining room.

### Lounge

17' 3" x 11' 3" ( 5.26m x 3.43m )  
Double glazed patio doors to rear aspect to rear aspect, electric flame effect fireplace, radiator.

### Dining Room

19' 5" x 9' 5" narrowing to 8' 5" ( 5.92m x 2.87m narrowing to 2.57m )  
Double glazed patio doors to rear aspect, radiator.

### Landing

Stairs from entrance hall to first floor landing, loft access, airing cupboard housing immersion tank, doors to all bedrooms and bathroom.

### Bedroom One

9' 7" x 9' 3" ( 2.92m x 2.82m )  
Double glazed window to rear aspect, built in wardrobe, radiator.

### Bedroom Two

8' 8" x 10' 3" max ( 2.64m x 3.12m max )  
Double glazed window to front aspect, radiator.

### Bedroom Three

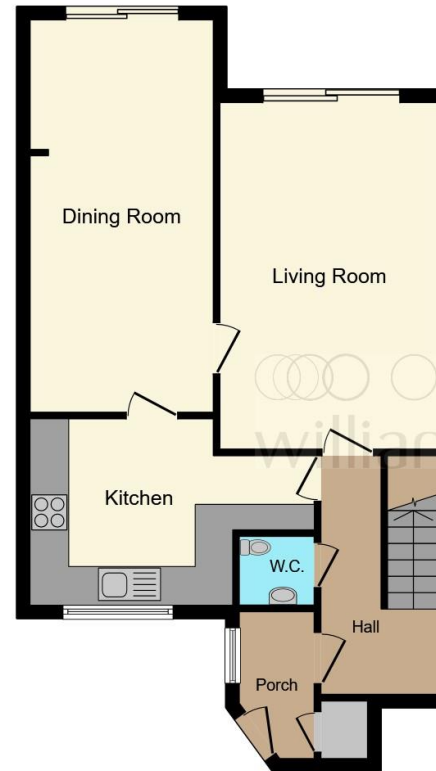
12' 8" x 9' 5" ( 3.86m x 2.87m )  
Double glazed window to rear aspect, built in wardrobe, radiator.

### Bathroom

Double glazed window to front aspect, suite comprising bath with mixer tap, Aqualisa remote control shower over and glass shower screen, low level wc, wash hand basin, fully tiled walls, radiator.

### Outside

The property is approached via an open plan front garden with brick weave driveway leading to the garage and further more to the front door. To the rear of the property there is a low maintenance landscaped rear garden that offers a side access gate.



Ground Floor



First 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](http://www.focalagent.com)



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welcome to

## Bramfield Close, Norwich

- END TERRACED HOME
- CUL DE SAC LOCATION
- THREE DOUBLE BEDROOMS
- EXTENDED ACCOMMODATION WITH TWO COMFORTABLE RECEPTION ROOMS
- MODERN FITTED KITCHEN

Tenure: Freehold EPC Rating: Awaited

guide price

**£300,000**

### directions to this property:

Proceed out of Norwich via the Dereham Road taking a right hand turn into Northumberland Street and then left into Bramfield Close where the property will be located ahead of you.



Please note the marker reflects the postcode not the actual property

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Property Ref:  
UNR106349 - 0002

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