



**Beecheno Road, Norwich NR5 8TP**

**welcome to**

**Beecheno Road, Norwich**

\*\*\*GUIDE PRICE £220,000-£230,000 - AN INVITING WELL EQUIPPED HOME IN CLOSE PROXIMITY OF THE UEA AND N&N HOSPITAL\*\*\* William H Brown are pleased to offer this well presented home offering driveway parking and enclosed garden with brick built outbuilding making an ideal studio / workshop.



### Entrance Porch

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

### Entrance Hall

Door to front aspect, engineered wood floor, radiator, stairs to first floor landing, door to lounge;

### Lounge

14' x 13' max into alcove ( 4.27m x 3.96m max into alcove )

Double glazed window to front aspect, engineered wood flooring, under stairs cupboard housing fuse board and electric meter, radiator, door to kitchen;

### Kitchen

7' x 11' max ( 2.13m x 3.35m max )

Double glazed window to rear aspect, modern fitted kitchen with a range of wall and base units, work surfaces over, inset sink and drainer with mixer tap, plumbing and space for washing machine, space for fridge freezer, electric oven, induction hob, stainless steel and glass cooker hood over, tiled floor, vertical radiator

### Garden Room

9' x 14' ( 2.74m x 4.27m )

UPVC construction with double glazed window and door to rear aspect leading to garden.

### Bathroom

Double glazed window to rear aspect, suite comprising bath with mixer tap, shower attachment over, low level wc, wash hand basin, fully tiled walls and flooring, extractor fan, chrome heated towel rail.

### Landing

Stairs leading from entrance hall to first floor landing, loft access, doors to all bedrooms.

### Bedroom One

10' x 13' max into alcove ( 3.05m x 3.96m max into alcove )

Double glazed window to front aspect, fitted wardrobes, laminate floor, radiator, shower cubicle with mains fed shower

### Bedroom Two

11' max x 8' max into wardrobes ( 3.35m max x 2.44m max into wardrobes )

Double glazed window to rear aspect, laminate floor, airing cupboard housing gas fired central heating boiler, radiator.

### Bedroom Three

8' x 8' ( 2.44m x 2.44m )

Double glazed window to rear aspect, laminate floor, radiator.

### Loft Room

Accessed via a drop down ladder from the landing, this loft space is ideal for storage with a Velux window to the rear aspect and fully boarded and carpeted.

### Outside

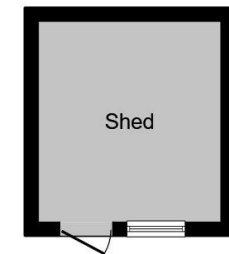
The property is approached via a driveway and pathway with parking for two vehicles. To the rear there is a low maintenance garden which is laid to artificial turf and benefits front brick built outbuilding which would make an ideal work shop, home office, gym or studio space.



Ground Floor



First Floor



Outbuilding

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

## Beecheno Road, Norwich

- GUIDE PRICE £220,000 - £230,000
- MID TERRACED HOME
- THREE BEDROOMS
- EXTENDED AT REAR
- WEST CITY LOCATION IN CLOSE PROXIMITY TO UEA AND NORFOLK AN NORWICH HOSPITAL

Tenure: Freehold EPC Rating: C

guide price

**£220,000**

### directions to this property:

Proceed out of Norwich via the Dereham Road bearing left at the traffic lights onto Bowthorpe Road. Proceed over the ring road traffic lights and follow the road which becomes Earlham Green lane. Proceed over the mini roundabout taking a right hand turn into Gilbard road, left into Stevenson road bearing to the right which becomes Beecheno Road where the property will be located on your left hand side.



Please note the marker reflects the postcode not the actual property

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Property Ref:  
UNR106152 - 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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