



De Hague Road, Norwich NR4 7JF

welcome to

De Hague Road, Norwich

*****GUIDE PRICE £325,000 - £350,000 - AN ESTABLISHED SEMI DETACHED HOME BEING OFFERED WITH NO ONWARD CHAIN***** Offering driveway parking, established rear gardens and occupying a favoured location close to the UEA, NNUH and city centre.



Entrance Hall

Door to front aspect, under stairs cupboard housing utility meters, radiator, doors to lounge, kitchen, bathroom and stairs to first floor landing.

Lounge

Double glazed window to front aspect, fitted alcove shelving, radiator, doors to dining room;

Dining Room

Double glazed french doors to rear aspect leading to garden, radiator, archway to kitchen;

Kitchen

Double glazed window to rear aspect, fitted kitchen comprising a range of wall and base units, roll top work surfaces over, inset one and a half bowl sink and drainer, electric oven, gas hob, space for fridge freezer, plumbing and space for washing machine, door to side aspect leading to garden, door returning to entrance hall.

Bathroom

Double glazed window to side aspect, suite comprising bath with mixer tap and mains shower over and glass shower screen, low level wc, pedestal sink, extractor fan, shaver point, chrome heated towel rail.

Landing

Stairs from entrance hall to first floor landing, doors to two bedrooms, dressing room and separate wc.

Bedroom One

Double glazed window to rear aspect, built in wardrobe, radiator.

Dressing Room / Office

Double glazed window to side aspect, radiator, door to bedroom two.

Bedroom Two

Double glazed window to rear aspect, radiator.

Bedroom Three

Double glazed window to front aspect, radiator.

Wc

Double glazed window to side aspect, suite comprising low level wc, wash hand basin, chrome heated towel rail, fully tiled walls, airing cupboard.

External

The property is approached via driveway providing parking to the front. To the rear there is a private mature rear garden with side access that is mainly laid to lawn with hard standing adjacent to the property.



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



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De Hague Road, Norwich

- GUIDE PRICE £325,000 - £350,000
- SEMI DETACHED HOUSE
- TWO RECEPTION ROOMS
- THREE / FOUR BEDROOMS
- DRIVEWAY PARKING

Tenure: Freehold EPC Rating: D

guide price

£325,000

directions to this property:

Proceed out of Norwich via the Earlham Road taking a left hand turn at the roundabout onto Colman Road. Take a right hand turn into George Borrow Road and then right into De Hague 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:
UNR103676 - 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.



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