



Woolhouse Way, Cringleford Norwich NR4 7FU

welcome to

Woolhouse Way, Cringleford Norwich

An executive detached home with over £30,000 worth of additional upgrades. Situated on a shared private driveway overlooking communal parkland internal viewing is highly recommended!



Entrance Hall

Composite door to front aspect, under stairs cupboard with power socket, Amtico flooring, radiator, doors to wc, study / dining room, lounge and kitchen / dining room, stairs to first floor landing.

Wc

Suite comprising low level wc, pedestal sink, part tiled walls, Amtico flooring, extractor fan, radiator.

Lounge

16' 9" x 10' 2" (5.11m x 3.10m)

Double glazed window to front aspect, double glazed french doors to rear aspect leading to garden, Amtico flooring, radiator.

Study

10' 8" x 9' 6" max (3.25m x 2.90m max)

Double glazed windows to front and side aspect, Amtico flooring, radiator.

Kitchen / Dining Room

15' 2" x 15' 2" (4.62m x 4.62m)

Double aspect windows to side and rear aspect, embassy kitchen package with a comprehensive range of wall and base units, granite work surfaces over, inset stainless steel one and a half bowl sink and drainer, ceramic hob, electric oven, integrated washing machine and dishwasher, integrated fridge / freezer, Amtico flooring, radiator, double glazed french doors to side aspect leading to garden.

Landing

Stairs leading from entrance hall to first floor landing, double glazed window to rear aspect, loft access, radiator, doors to all bedrooms and family bathroom.

Bedroom One

10' 3" x 15' 2" max (3.12m x 4.62m max)

Double glazed windows to rear and side aspect, fitted wardrobes, Amtico flooring, radiator, door to en suite.

En Suite

Double glazed window to side aspect, suite comprising shower cubicle with mains fed shower, pedestal sink, low level wc, part tiled walls, Amtico flooring, extractor fan, shaver point, chrome heated towel rail.

Bedroom Two

8' 7" x 13' plus wardrobe (2.62m x 3.96m plus wardrobe)

Double glazed windows to front and side aspect, fitted wardrobes, Amtico flooring, radiator.

Bedroom Three

9' 10" x 10' 3" max (3.00m x 3.12m max)

Double glazed window to front aspect, Amtico flooring, radiator.

Bedroom Four

7' 5" x 7' (2.26m x 2.13m)

Double glazed window to rear aspect, Amtico flooring, radiator.

Bathroom

Suite comprising bath with mixer tap, glass shower screen, pedestal sink, low level wc, part tiled walls, extractor fan, Amtico flooring, chrome heated towel rail.

Outside

To the front of the property there is lawned garden with a large driveway which leads to the tandem garage. To the rear of the property there is a lawned garden with a patio area. The garden is enclosed by fencing with a side access gate.



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



view this property online williamhbrown.co.uk/Property/UNR106496



welcome to

Woolhouse Way, Cringleford Norwich

- EXECUTIVE DETACHED HOME
- PRIME POSITION ON DEVELOPMENT OVERLOOKING COMMUNAL PARKLAND
- FOUR WELL APPOINTED BEDROOMS WITH EN SUITE SHOWER ROOM TO PRINCIPLE BEDROOM AND FAMILY BATHROOM
- OPEN PLAN KITCHEN / DINING ROOM SUPPORTED BY TWO ADDITIONAL RECEPTION ROOMS
- LOCATED ON A SHARED PRIVATE DRIVE

Tenure: Freehold EPC Rating: B
Council Tax Band: E

offers over
£480,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/UNR106496



Property Ref:
UNR106496 - 0010

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 the A11 / Newmarket Rd taking your third exit at the roundabout onto Round House Way. Proceed over the following two roundabouts eventually taking a left hand turn onto Colney lane and then Left into Haldane Drive and right into Woolhouse Way where the property will be located on a private drive on your right hand side.



william h brown



01603 667077



Unthankroad@williamhbrown.co.uk



161 Unthank Road, Norwich, Norfolk, NR2 2PG



williamhbrown.co.uk