



**Bluebell Road, Norwich NR4 7LN**



**welcome to**

**Bluebell Road, Norwich**

\*\*\*ESTABLISHED SEMI DETACHED HOME LOCATED IN DESIRABLE LOCATION OPPOSITE THE UEA\*\*\* William H Brown are pleased to present this family home / investment opportunity with internal viewing highly recommended.



### Entrance Hall

Door to front aspect, under stairs cupboard with meters, radiator, doors to lounge, kitchen, stairs to first floor landing.

### Lounge

21' x 13' max ( 6.40m x 3.96m max )  
Double glazed windows to front and rear aspect, radiator.

### Kitchen

10' 2" narrowing to 9' 5" x 8' 2" ( 3.10m narrowing to 2.87m x 2.49m )  
Double glazed window to rear aspect, fitted kitchen with a range of wall and base units, roll top work surfaces over, inset stainless steel sink and drainer, freestanding cooker, space for fridge freezer, plumbing and space for washing machine, door to utility room.

### Landing

Stairs leading from entrance hall to first floor landing, doors to all bedrooms, bathroom and separate wc.

### Bedroom One

13' x 11' max ( 3.96m x 3.35m max )  
Double glazed window to front aspect, built in wardrobe, radiator.

### Bedroom Two

10' 9" plus door recess x 13' 2" ( 3.28m plus door recess x 4.01m )  
Double glazed window to rear, built in wardrobe, radiator.

### Bedroom Three

10' 2" x 7' 4" ( 3.10m x 2.24m )  
Double glazed window to rear aspect, radiator.

### Bathroom

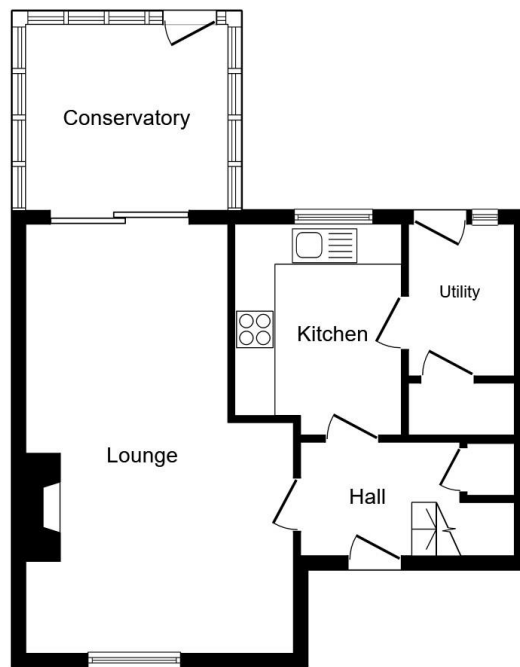
Double glazed window to rear aspect, suite comprising bath with mixer tap and shower attachment over, pedestal sink, tiled walls and floor, radiator.

### Wc

Double glazed window to front aspect, suite comprising low level wc.

### Outside

The property is approached via a pathway with driveway parking to the front. To the rear there is an enclosed garden that is mainly laid to lawn with conservatory off the rear of the property. The garden can be accessed from a shared passage from the front of the property.



**Ground Floor**



**First Floor**

Total floor area 93.0 m<sup>2</sup> (1,001 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

  
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## **Bluebell Road, Norwich**

- SEMI DETACHED HOME
- THREE BEDROOMS
- CONVENIENT LOCATION OPPOSITE THE UEA
- DRIVEWAY PARKING
- ENCLOSED GARDEN

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

guide price

**£290,000**

### **directions to this property:**

Proceed out of Norwich via the Earlham Road, proceed over the ring road roundabout and furthermore at the Fiveways roundabout take your first exit onto Bluebell Road. The property will be located on your left hand side opposite the university.



Please note the marker reflects the postcode not the actual property

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Property Ref:  
UNR106941 - 0002

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