



**Buckland Rise, Norwich NR4 6HD**

**welcome to**

**Buckland Rise, Norwich**

\*\*\*GUIDE PRICE £300,000 - £325,000\*\*\* - OFFERED TO THE MARKET WITH NO ONWARD CHAIN, THIS EXTENDED SEMI DETACHED HOME OFFERS AMPLE ACCOMMODATION SET WITHIN A HIGHLY REGARDED LOCATION.



### Entrance Hall

Double glazed door to front aspect, double glazed window to side aspect, laminate and tiled floor, radiator, open to kitchen, doors to wc and lounge / dining room, stairs to first floor landing.

### Wc

Suite comprising low level wc, wash hand basin, tiled floor, extractor fan.

### Kitchen

Double glazed window to front aspect, fitted kitchen comprising a range of wall and base units, work surfaces over, inset stainless steel, sink and drainer, tiled splash back, gas hob, electric oven, space for fridge / freezer, plumbing and space for washing machine and tumble dryer, tiled floor, radiator.

### Lounge / Dining Room

Double glazed window and doors to rear aspect, laminate floor, wall lighting, brick hearth with inset gas fire, radiator.

### Landing

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

### Bedroom One

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

### Bedroom Two

Double glazed window to front aspect, laminate flooring, fitted wardrobes, built in cupboard, radiator.

### Bedroom Three

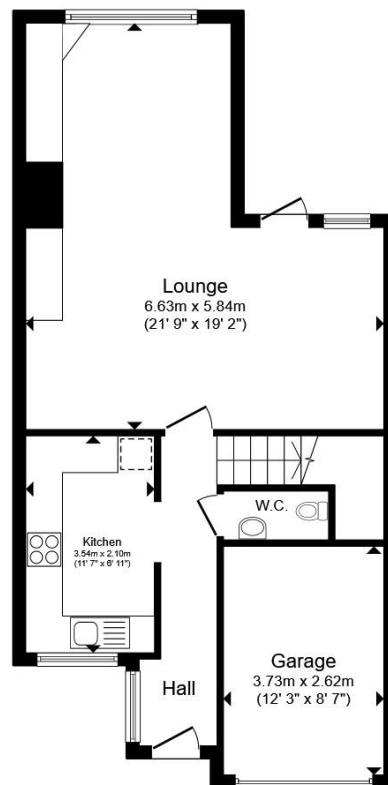
Double glazed window to rear aspect, fitted wardrobes, radiator.

### Bathroom

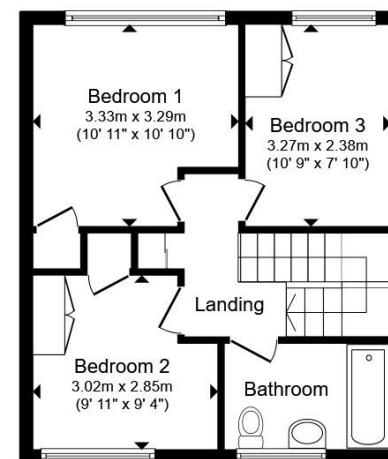
Double glazed window to front aspect, suite comprising bath with mixer tap, mains shower over, low level wc, pedestal sink, extractor fan, tiled floor, part tiled walls, chrome heated towel rail,

### External

The property is approached via a driveway from the front which offers access to the garage and a pathway leading to the front door. The property sits on a corner plot, with open plan gardens to the front and side and enclosed gardens to the rear laid to lawn with shrub and plant beds and borders.



**Ground Floor**



**First Floor**

Total floor area 99.5 m<sup>2</sup> (1,071 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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## **Buckland Rise, Norwich**

- GUIDE PRICE £300,000 - £325,000
- SEMI DETACHED HOME
- EXTENDED LOUNGE / DINING ROOM
- THREE FIRST FLOOR BEDROOMS
- POPULAR LOCATION WITHIN EATON VILLAGE CLOSE TO LOCAL AMENITIES AND GOOD LOCAL SCHOOLING

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

guide price

**£300.000**



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

Head into Eaton Village from Newmarket road taking a left hand turn into Church Lane. Take the second left into Greenways and then right into Ebbisham Drive before taking a right hand turn into Buckland Rise where the property will be located on your right hand side.



Please note the marker reflects the postcode not the actual property

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Property Ref:  
UNR106946 - 0004

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