



Kirklees, NORWICH NR4 6LP

welcome to

Kirklees, NORWICH

*** EXTENDED FAMILY HOME IN CUL-DE-SAC LOCATION OFFERING DRIVEWAY PARKING AND ENCLOSED REAR GARDEN *** William H Brown are pleased to offer to the market this well-presented family home with modern fitted kitchen and four piece bathroom suite.



Entrance Hall

Double glazed door to front aspect, tiled flooring, radiator, open to kitchen, open to inner hallway, door to wc.

Wc

Double glazed window to front aspect, suite comprising low level wc, wash hand basin, tiled splashback, extractor fan, tiled flooring, chrome heated towel rail.

Kitchen

13' x 9' 1" (3.96m x 2.77m)

Double glazed window to front aspect, modern fitted kitchen with a range of high gloss wall and base units, roll top work surfaces with inset sink and drainer, tiled splashback, electric oven, ceramic hob, overhead cooker hood, integrated appliances including washing machine, dishwasher, fridge, freezer and separate wine fridge, tiled flooring.

Inner Hallway

Radiator, under stairs storage cupboard, stairs to first floor, door to lounge/dining room.

Lounge/Dining Room

16' 4" x 19' 11" narrowing to 15' 8" (4.98m x 6.07m narrowing to 4.78m)

Double glazed French doors to rear aspect leading through to garden, two radiators.

First Floor Landing

Stairs from inner hallway rising to first floor, loft access, airing cupboard housing gas fired central heating boiler, doors to all bedrooms and bathroom.

Bedroom One

9' 2" x 11' 9" (2.79m x 3.58m)

Double glazed window to front aspect, radiator.

Bedroom Two

9' 1" x 13' 2" narrowing to 19' 1" (2.77m x 4.01m narrowing to 5.82m)

Double glazed window to rear aspect, radiator.

Bedroom Three

10' 6" x 9' 2" (3.20m x 2.79m)

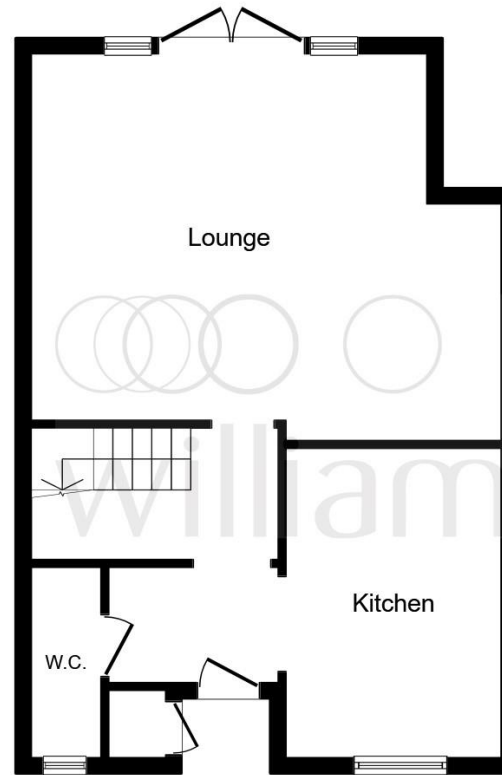
Double glazed window to rear aspect, radiator.

Bathroom

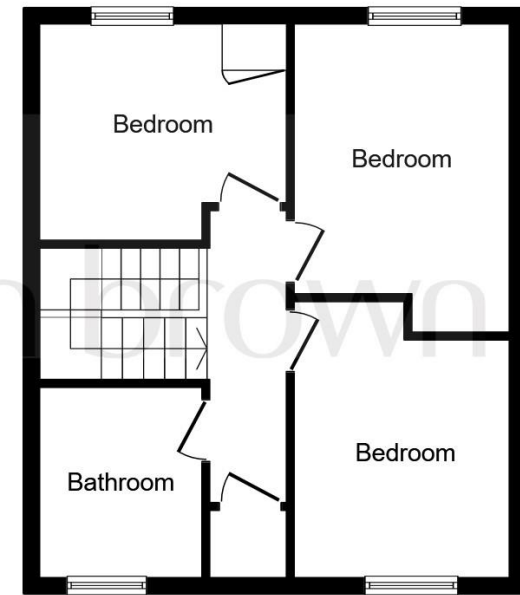
Double glazed window to front aspect, modern suite comprising bath with mixer taps, separate shower cubicle, vanity sink unit, low level wc, part tiled walls, chrome heated towel rail.

Outside

The property is approached via a driveway providing off road parking with store cupboard and meter cupboard to the front of the building, to the rear of the property there is a two tiered garden with patio area leading from the rear of the property with steps down to a garden laid to lawn with brick built storage shed and rear access gate.



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).

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welcome to

Kirklees, NORWICH

- MID TERRACED HOME
- EXTENDED TO REAR
- MODERN FITTED KITCHEN WITH INTEGRATED APPLIANCES AND WINE FRIDGE
- CLOAKROOM AND FOUR PIECE BATHROOM
- GAS FIRED CENTRAL HEATING AND UPVC DOUBLE GLAZING

Tenure: Freehold EPC Rating: Awaiting

guide price

£240,000



directions to this property:

Head out of Norwich on the Hall Road proceeding straight over the ring road roundabout onto the continuation of Hall Road taking a right hand turning into Fountains Road and left into Kirklees where the property will be located in a cul-de-sac on your left hand side.



Please note the marker reflects the postcode not the actual property

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Property Ref:
UNR106199 - 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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