



Freesia Way, Cringleford Norwich NR4 7BB

welcome to

Freesia Way, Cringleford Norwich

DETACHED HOME LOCATED IN THE POPULAR SOUTH CITY LOCATION OF CRINGLEFORD - An established three bedroom detached home awaits with modern comforts such as ground floor wc, family bathroom and en suite shower room. Offering open plan living to the ground floor viewing is highly recommended.



Entrance Hall

Composite door to front aspect, LVT flooring, consumer unit, radiator, doors to wc and lounge / dining room, stairs to first floor landing.

Wc

Double glazed window to front aspect, suite comprising low level wc and wash hand basin, radiator.

Lounge / Dining Room

16' 8" x 15' 6" max (5.08m x 4.72m max)

Double glazed french doors to rear aspect, LVT flooring, under stairs cupboard housing pressurised cylinder, radiator, open to kitchen;

Kitchen

9' 4" x 8' 6" (2.84m x 2.59m)

Double glazed window to front aspect, fitted kitchen comprising a range of wall and base units, work surfaces over, inset stainless steel one and a half bowl sink and drainer, electric oven, gas hob, glass splash back, integrated fridge / freezer, integrated washing machine and dishwasher.

Landing

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

Bedroom One

12' 8" narrowing to 9' " x 10' 3" (3.86m narrowing to 2.74m x 3.12m)

Double glazed window to front aspect, built in wardrobe, radiator, door to en suite;

En Suite

Double glazed window to front aspect, suite comprising shower cubicle with mains fed shower, low level wc, pedestal sink, vinyl flooring, extractor fan, radiator.

Bedroom Two

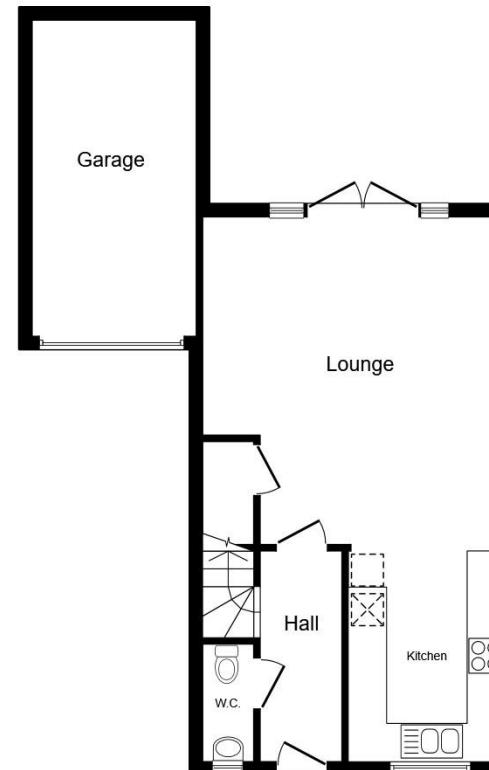
10' 5" x 8' 9" (3.17m x 2.67m)

Double glazed window to rear aspect, radiator.

Bedroom Three

10' 5" x 6' 5" (3.17m x 1.96m)

Double glazed window to rear aspect, radiator.



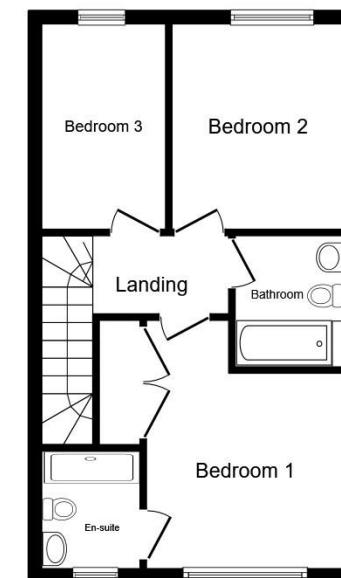
Ground Floor

Bathroom

Suite comprising bath with mixer tap and shower attachment over, low level wc, pedestal sink, vinyl flooring, extractor fan, radiator.

External

The property is approached via a driveway which in turn provides access to the garage and front door. To the rear there is a south facing garden laid to lawn with decking and timber storage shed.



First Floor

Total floor area 93.8 m² (1,009 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



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- DETACHED HOME LOCATED ON ROUNDHOUSE PARK CRINGLEFORD
- THREE FIRST FLOOR BEDROOMS WITH EN SUITE SHOWER ROOM TO MASTER BEDROOM
- GROUND FLOOR WC AND FIRST FLOOR BATHROOM
- DRIVEWAY PARKING WITH ACCESS TO THE SINGLE GARAGE
- ENCLOSED SOUTH FACING GARDEN LAID TO LAWN

Tenure: Freehold EPC Rating: C

Council Tax Band: D

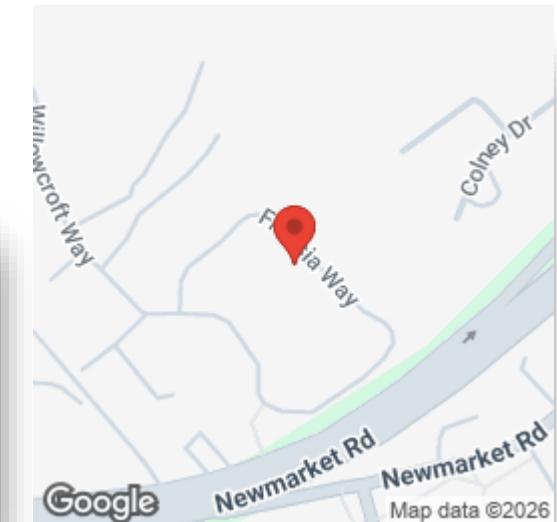
£315,000



view this property online williamhbrown.co.uk/Property/UNR106937

directions to this property:

Proceed out of Norwich via the Newmarket Road continuing into the dual carriageway and at the following roundabout take a right hand turning onto Round House Way. At the following roundabout take a right hand turning onto Dragonfly Lane and follow the road around, eventually taking a right hand turning into Willowcroft Way. Follow the road taking a left hand turning into Freesia Way and bear round to the right where the property will be located on your right hand side.



Please note the marker reflects the postcode not the actual property



Property Ref:
UNR106937 - 0004

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.

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