



Cavalier Close, Norwich, NR7 0TE

welcome to

Cavalier Close, Norwich

Beautifully presented executive four bedroom detached house located in one of Norwich's most sought after areas. With over 1500 square foot of living accommodation this versatile and exquisitely finished home presents a fantastic opportunity for family living.



Entrance Hall

Wooden flooring and radiator.

Cloakroom

Double glazed window to front aspect, wooden flooring, toilet, wash hand basin and radiator.

Lounge

15' 5" x 14' 9" (4.70m x 4.50m)

Double glazed bay window to front aspect, wooden flooring, radiator and arch to:

Dining Room

9' 8" x 8' 4" (2.95m x 2.54m)

Double glazed french doors to garden room, wooden flooring and radiator.

Garden Room

19' 10" x 9' 7" (6.05m x 2.92m)

Double glazed windows and doors to all aspects, two velux windows, tiled flooring with underfloor heating , two Dimplex electric heaters and a warm roof.

Kitchen

19' 3" x 9' 1" (5.87m x 2.77m)

Double glazed window to side aspect, range of wall and base units, rangemaster, two sink/drainers, plumbing for washing machine and dishwasher, tiled flooring and radiator.

Garage

14' x 8' 6" (4.27m x 2.59m)

Integral garage with up and over door.

First Floor

Bedroom One

12' 3" x 11' 3" (3.73m x 3.43m)

Double glazed window to front aspect, carpeted flooring, two built in wardrobes and radiator with door to:

Ensuite

Double glazed window to front aspect, shower cubicle, toilet, wash hand basin and heated towel rail.

Bedroom Two

11' 8" x 11' 2" (3.56m x 3.40m)

Double glazed window to front and side aspect, carpeted flooring, built in wardrobe and radiator.

Bedroom Three

8' 8" x 7' 8" (2.64m x 2.34m)

Double glazed window, wooden flooring, built in wardrobe and radiator.

Bedroom Four

8' 8" x 7' 9" (2.64m x 2.36m)

Double glazed window, carpeted flooring, built in wardrobe and radiator.

Bathroom

Double glazed window to rear aspect, bathtub with shower over, toilet, wash hand basin and heated towel rail.

Exterior

Enclosed private rear garden mainly laid to patio with lawned area. Additionally there is ample driveway parking.



view this property online williamhbrown.co.uk/Property/NOR143867



welcome to

Cavalier Close, Norwich

- Over 1500 square feet of accommodation
- Garden room brimming with natural light
- Ample driveway and garage parking
- Immaculately designed and finished throughout
- Highly popular residential location

Tenure: Freehold EPC Rating: D

Council Tax Band: C

offers in excess of

£425,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/NOR143867](https://www.williamhbrown.co.uk/Property/NOR143867)



Property Ref:
NOR143867 - 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.

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.



william h brown



01603 760044



norwich@williamhbrown.co.uk



5 Bank Plain, NORWICH, Norfolk, NR2 4SF



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)