



Allens Lane, Norwich NR2 2JB

welcome to

Allens Lane, Norwich

STYLISHLY PRESENTED THIS PERIOD SEMI DETACHED HOME IS SITUATED IN A QUIET LOCATION WITH THE VIBRANT GOLDEN TRIANGLE OF NORWICH***



Entrance Porch

The property benefits from a storm porch which provides a seating area, ample space for storage of timber logs and benefits from a tiled floor leading to the front door.

Entrance Hall

Glazed door and windows to front aspect, double glazed black powder coated aluminium frame window to side aspect, wood floors, radiator, under stairs storage area, doors to lounge, sitting room and utility room, stairs to first floor landing.

Utility Room

7' 4" x 4' (2.24m x 1.22m)

Plumbing and space for washing machine and tumble dryer, space for fridge, tiled floor, open to shower room;

Shower Room

Double glazed black powder coated aluminium frame window to side aspect, modern suite comprising shower cubicle with electric shower, low level wc, wash hand basin, tiled floor, heated towel rail.

Lounge

10' 9" x 13' max into alcove (3.28m x 3.96m max into alcove)

Double glazed black powder coated aluminium frame window to front aspect, wood floors, working fireplace with glazed tiled surround and hearth complemented by wooden surround, picture rail, radiator.

Sitting Room

10' 9" x 10' 3" Plus alcove cupboard (3.28m x 3.12m Plus alcove cupboard)

Open plan to kitchen / dining room, wood floor, bespoke fitted alcove storage cupboards by the Annexe, cast iron wood burner, picture rail.

Kitchen / Dining Room

9' 4" x 15' 8" (2.84m x 4.78m)

Extended from the rear of the property this light filled room benefits from a bespoke fitted kitchen by the Annexe, comprising a range of base units with block wood work surfaces over, inset butler sink with mixer tap, double glazed black powder coated aluminium frame window to rear aspect, freestanding Smeg range cooker with chimney style cooker hood over, integrated fridge / freezer, integrated dishwasher, tiled floor, double glazed black powder coated aluminium frame french doors to rear aspect leading onto the rear garden.

Landing

Double glazed black powder coated aluminium frame window to side aspect, wood floors, doors leading to all bedrooms and bathroom.

Bedroom One

11' x 13' max into alcove (3.35m x 3.96m max into alcove)

Double glazed black powder coated aluminium frame window to rear aspect, wood floors, picture rail, loft access, radiator.

Bedroom Two

10' 9" x 12' 7" max into alcove (3.28m x 3.84m max into alcove)

Double glazed black powder coated aluminium frame window to front aspect, wood floors, picture rail, radiator.

Bedroom Three

7' 5" x 8' (2.26m x 2.44m)

Double glazed black powder coated aluminium frame window to front aspect, wood floors, picture rail, radiator.

Bathroom

Double glazed black powder coated aluminium frame window to rear aspect, modern suite comprising bath with mixer tap and shower attachment over, glass shower screen low level wc, wash hand basin, tiled floor, heated towel rail.

External

The property is approached via a double width driveway providing parking for two vehicles. A pathway runs alongside providing access to the front door through a wild garden of lush grasses and foliage. The property benefits from a storm porch which provides a seating area, ample space for storage of timber logs and benefits from a tiled floor leading to the front door. To the rear of the property there is a landscaped garden which has been stylishly terraced to provide a composite decking area leading from the rear of the property providing a spacer for entertaining and al fresco dining whilst the lower garden offers a garden laid to lawn with two mature apples trees which then provides access to the summer house / studio. This space provides an excellent space for entertaining in the garden as well as offering an alternative office space.



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welcome to

Allens Lane, Norwich

- EXTENDED SEMI DETACHED HOME
- CUL DE SAC LOCATION NESTLED WITHIN THE HEART OF THE GOLDEN TRIANGLE
- THREE AMPLE BEDROOMS PROVIDING A RELAXING SPACE
- EXTENDED AT REAR PROVIDING AN OPEN PLAN KITCHEN / DINING ROOM AND SITTING ROOM
- ART DECO STYLE DOUBLE GLAZED POWDER COATED ALUMINIUM FRAMED WINDOWS AND DOORS

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

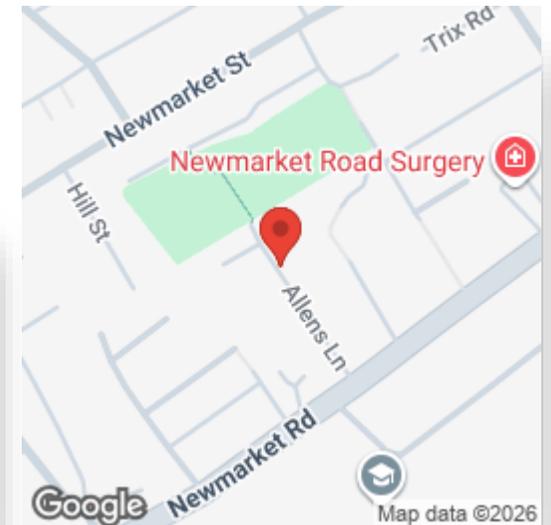
offers over

£525,000



directions to this property:

Proceed out of Norwich via St Stephens Road bearing right onto Newmarket Road. Once past the Eagle public house take a right hand turn onto Allens lane where the property will be located on your left hand side.



Please note the marker reflects the postcode not the actual property

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Property Ref:
UNR106871 - 0008

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.



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