





Mile Cross Lane, Norwich NR6 6SH

william h brown

welcome to

Mile Cross Lane, Norwich

William H Brown are delighted to present this beautifully modernised two-bedroom semi-detached home, offering spacious and stylish accommodation throughout. Perfectly suited for first-time buyers, couples, or downsizers. This fantastic property is move-in ready, allowing you to enjoy your new home.













Entrance Hall
External entrance door opening to front aspect, stairs rising to first floor landing, doors opening to lounge and kitchen.

Lounge
Wood effect flooring, bay fronted upvc double glazed window, feature fireplace with decorative surround, inset gas fire, and radiator. Opening to dining area.

Dining Room
Upvc double glazed patio doors opening to rear garden and radiator.

Kitchen
A modern kitchen with stylish white cabinetry with work surfaces over, single bowl composite sink and drainer, space for free-standing cooker, and fridge-freezer, extractor fan, tiled splash backs, plumbing for washing machine, upvc double glazed door and window to rear aspect. Opening to utility room.

Utility Room
Wall unit, space for tumble dryer, and store cupboard. Opening to bathroom.

Bathroom
Contemporary bathroom suite with bath & electric shower, floor to ceiling tiling, wc, wash hand basin set into a vanity unit, and upvc double glazed window to rear aspect.

First Floor Landing
Giving access to both bedroom and access to insulted loft space.

Bedroom One
Generous sized double bedroom with built in wardrobe, upvc double glazed window to front aspect, and radiator.

Bedroom Two
Upvc double glazed window to side aspect, and radiator.

Outside
The front of the property is set well back from the road, and offers spacious parking for multiple vehicles, and offers a good degree of privacy. This is complemented to the rear of the property by a cottage style garden with a variety of mature planters interspersed with pathways, water feature and continues to a versatile, covered side area - ideal for entertaining or car port with privacy gates.

Agent Note
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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welcome to

Mile Cross Lane, Norwich

- Semi-Detached Home
- Kitchen With Stylish White Cabinetry
- Two Generous Bedrooms
- Contemporary Bathroom
- Wrap-Around Garden

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

directions to this property:

From the inner ring road at the Boundary in Hellesdon, turn left onto Mile Cross Lane from the direction of Norwich Airport. The property can be found on the left-hand side past the Esso petrol station.

offers in excess of

£240,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
HEL103595 - 0009

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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