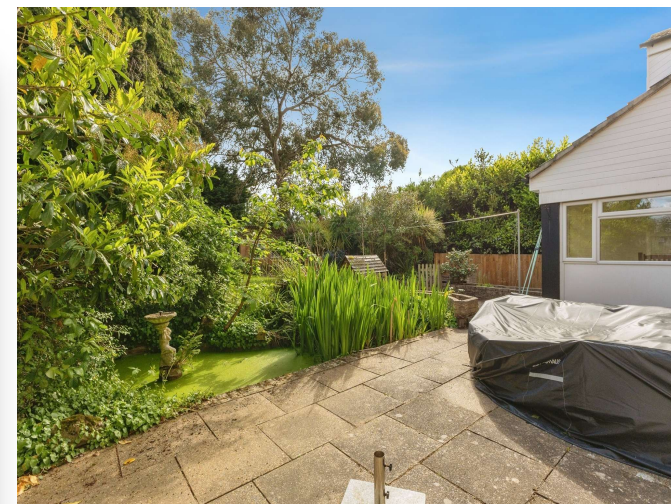




Fifers Lane, Norwich, NR6 6EE

welcome to

Fifers Lane, Norwich

An exceptional opportunity to acquire a substantial and beautifully proportioned five-bedroom detached family home within the highly desirable area of Hellesdon. This impressive property offers generous and flexible living space, perfect for growing families or buyers seeking room to entertain.



Entrance Porch

Upvc double glazed external entrance door opening to front aspect, and further door opening to study.

Study/Play Area

Open plan to hallway and door to dining room, with radiator and upvc double glazed window to front aspect.

Inner Hallway

With stairs rising to first floor landing, giving access to wc, kitchen and living room.

Dining Room

Hard wood flooring, radiator, and upvc double glazed bay fronted window. Double doors opening to living room.

Living Room

Decorative ceiling rose, radiator, feature chimney breast with integrated shelving. Upvc double glazed patio doors and side panels opening to rear garden.

Kitchen

A range of modern wall and floor fitted kitchen units with work surfaces over, plumbing for dishwasher, integrated eye level built-in double oven, gas hob and extractor hood. Upvc double glazed window to rear aspect and integral door opening to side lobby.

Wc

Suite comprising wc, wash hand basin and two internal upvc double glazed windows to side aspect.

Inner Lobby

Two hard-wood external entrance doors opening to front and rear gardens, as well as two double glazed windows to rear aspect. Internal doors opening to tandem garage and utility room.

Utility Room

With plumbing for washing machine, wash hand basin and upvc double glazed window to rear aspect.

Garage

With power and up and over door.

First Floor Landing

Giving access to all five bedrooms, family bathroom and storage cupboard. Upvc double glazed window to rear aspect.

Principle Bedroom

Built in wardrobes, radiator, decorative ceiling rose, upvc double glazed window to front and door opening to ensuite.

Ensuite

Suite comprising split level with shower cubical, free-standing bath, wash hand basin, wc, heated towel rail, two storage cupboards and upvc double glazed window to rear aspect.

Bedroom Two

Upvc double glazed window to front aspect, and radiator.

Bedroom Three

Upvc double glazed window to rear aspect, and radiator.

Bedroom Four

Upvc double glazed window to front aspect, and radiator.

Bedroom Five

Upvc double glazed window to rear aspect, and radiator.

Bathroom

Suite comprising bath, shower cubical, pedestal sink, wc, radiator, and upvc double glazed window to side aspect.

Outside

A substantial shingle driveway providing ample off-road parking for several vehicles, access to the garage, exterior lighting, enclosed by panelled fencing and brick walling. This is complemented by an impressive, well-tended mature rear garden with a

variety of trees, shrubbery and planters, mainly laid to lawn with sunken patio area and brick built bbq, pond, and raised bedding. Further offering a good degree of privacy, ideal for enjoying the summer months.

Agent's 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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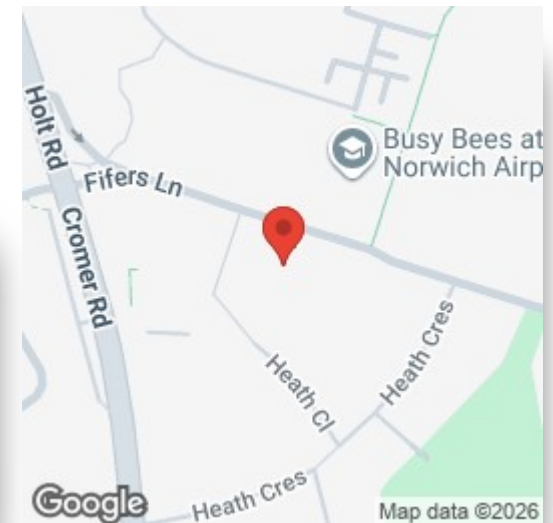
- Stunning Detached Five Bedroom Family Home
- Impressive Principal Suite Featuring Stylish Bath Ensuite
- Spacious & Versatile Living Accommodation Throughout
- Modern Kitchen - Ideal for Family Living & Entertaining
- Rear Garden - Truly Standout Feature Offering Extensive Outdoor Space

Tenure: Freehold EPC Rating: D

Council Tax Band: D

offers in excess of

£425,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HEL103547 - 0005

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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