



City View Road, Norwich NR6 5HP

welcome to

City View Road, Norwich

NO ONWARD CHAIN! A well-proportioned 4-bedroom detached chalet style bungalow offering spacious accommodation over two floors. Boasting a 24ft open plan kitchen/diner, family bathroom and separate shower room, three reception rooms along with a generous enclosed rear garden, driveway and a garage!



Accommodation

William H Brown are pleased to welcome to the market with no upward chain this well-proportioned 4-bedroom detached chalet bungalow conveniently located close to local amenities including a variety of schools and leisure facilities, whilst within easy access of Norwich city centre.

Providing ample living space, the accommodation in brief comprises; entrance hall, lounge, 24 ft kitchen/diner, study/optional fifth bedroom, four bedrooms, family bathroom and separate shower room. This is complemented externally by mature and established front and rear gardens, garage and driveway providing off road parking.

Appealing to an assortment of buyers including those seeking an opportunity to create their own style and finish. Early internal viewings are essential! Call us today!

Entrance Hall

External entrance door to front aspect, laminate floor and radiator.

Lounge

13' 11" x 13' 1" (4.24m x 3.99m)

Laminate flooring, feature electric fireplace and surround, patio style door opening to side aspect.

Kitchen/ Diner

24' 8" x 10' 2" (7.52m x 3.10m)

A range of wall and floor mounted fitted kitchen units with work surfaces over, inset stainless steel one and half bowl sink and drainer with mixer tap, integral oven and gas hob with extractor over, plumbing and space for dishwasher and washing machine, tiled splashbacks and surrounds, tiled flooring, UPVC double glazed windows to rear and side aspects, UPVC double glazed door opening to side aspect.

Bedroom 4

10' 6" x 8' 1" (3.20m x 2.46m)

UPVC double glazed window to side aspect, radiator and carpeted flooring.

Bedroom 3

13' 1" x 13' 1" (3.99m x 3.99m)

Upvc double glazed bay style window to front aspect, carpeted flooring, radiator, and built in wardrobes.

Study/optional Bed 5

10' 4" x 9' 11" (3.15m x 3.02m)

UPVC double glazed bay style window to front aspect, stairs rising to first floor landing, laminate flooring and radiator.

Family Bathroom

Suite comprising low level wc, hand wash basin, panelled bath with shower over, tiled splashbacks, radiator, vinyl flooring and upvc double glazed window to side aspect.

First Floor Landing

Upvc double glazed window to front aspect and carpeted flooring.

Bedroom 2

12' 4" into recess x 9' 3" (3.76m into recess x 2.82m)

Upvc double glazed window to side aspect, carpeted flooring and radiator,



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

Bedroom 1

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

Upvc double glazed window to rear aspect, carpeted flooring, built in wardrobe, radiator, sloping ceiling restricting some head height.

Shower Room

Suite comprising low level wc, hand wash basin, radiator, shower unit with inset shower and tiling, and upvc obscured double glazed window to side aspect.

Outside

The front of the property is approached by a generous sized driveway providing off road parking for several vehicles, leading to the single garage. The remainder of the front comprises of a lawned garden area bordered by maturing shrubs and a brick wall.

The rear garden is mainly laid to lawn bordered by timber fencing and attractive maturing trees. There is also a patio area ideal for outdoor seating and dining.



First Floor



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welcome to

City View Road, Norwich

- Detached Chalet Bungalow
- Four Double Bedrooms
- Three Reception Rooms
- Family Bathroom + Shower Room
- 24ft Kitchen/Dining Room

Tenure: Freehold EPC Rating: D

Council Tax Band: C

offers in excess of

£290,000



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directions to this property:

From the William H Brown office on Reepham Road in Hellesdon proceed towards the city centre and at the roundabout continue straight over onto Reepham Road and take the sixth turning on the right hand side into Mountfield Avenue. Continue until the road bears round to the right onto Hercules Road and take the first left hand turn into Samson Road and take the next right hand turn into City View Road where the property can be found identified by our W H Brown for sale board.



Please note the marker reflects the postcode not the actual property



Property Ref:
HEL102435 - 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.

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