



Cotman Road, Norwich, NR1 4AF

welcome to

Cotman Road, Norwich

A spacious four-bedroom detached home in a highly sought-after area of Norwich, enjoying far-reaching front views. Offering flexible family accommodation, ample off-road parking for multiple vehicles, an integral garage and attractive lawned front gardens. Ideal for families seeking space.



Description

Situated in one of Norwich's most sought-after residential locations, this spacious four-bedroom detached home enjoys far-reaching views to the front aspect and offers versatile accommodation ideal for modern family living.

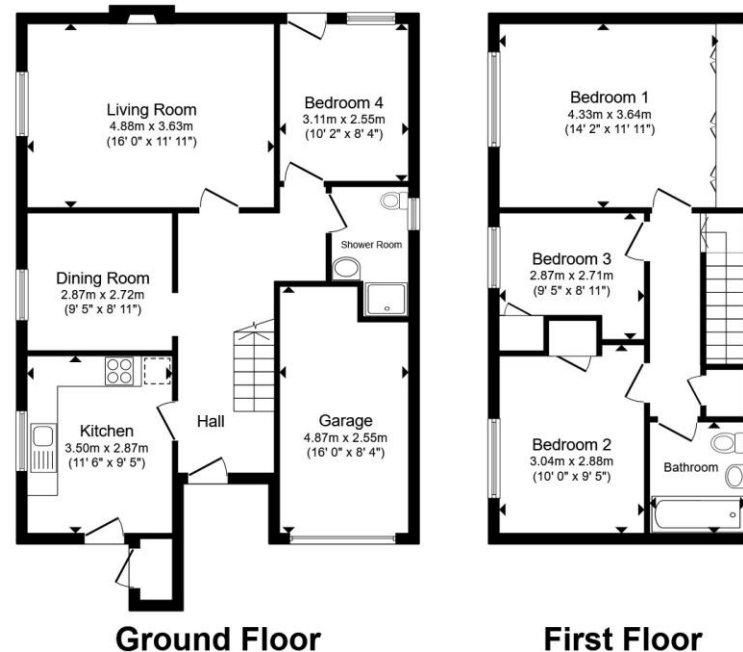
The property is approached via a generous driveway providing ample off-road parking for multiple vehicles and is complemented by attractive lawned gardens to the front. Internally, the accommodation comprises an entrance hall, fitted kitchen, utility room and a generous dining room, perfect for family gatherings and entertaining. A ground floor bedroom and shower room offer flexibility for guests, multi-generational living or a home office, while an integral garage provides additional storage or parking.

To the first floor are three further well-proportioned bedrooms and a family bathroom. The principal bedroom is particularly spacious and enjoys an elevated outlook to the front.

Combining flexible living space, excellent parking facilities and a highly desirable city location, this attractive home presents a fantastic opportunity for families seeking both convenience and space. Early viewing is highly recommended to appreciate the accommodation, setting and impressive views on offer.

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.



Total floor area 123.1 m² (1,325 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io


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welcome to

Cotman Road, Norwich

- Highly sought after location
- Detached house with far reaching views
- Ample off-road parking
- Versatile living accommodation
- Immaculately presented

Tenure: Freehold EPC Rating: D

Council Tax Band: D

£595,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
NOR145017 - 0003

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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