



Hansell Road, Norwich, NR7 0LZ

welcome to

Hansell Road, Norwich

Discover this immaculately presented two-double-bedroom bungalow, perfectly positioned in a highly desirable suburb. Featuring a substantial rear extension, a generous mature plot, and a detached garage, this home offers a blend of modern living and convenience.



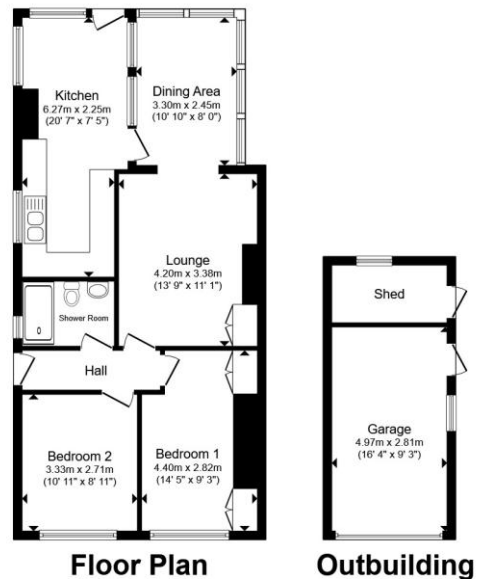
Description

William H Brown are delighted to present this beautifully extended, two-double-bedroom semi-detached bungalow, situated in a quiet street in Thorpe St Andrew. Offering a rare opportunity to own a property that combines generous living proportions with a prime location, this home is perfect for those looking for move-in ready accommodation on a substantial plot.

The Living Space, stepping through the front door, you are welcomed by a light-filled entrance hall that sets the tone for the rest of the home. To the front, two well-appointed double bedrooms are bathed in natural light through expansive windows. The interior is serviced by a contemporary, high-specification shower room.

The heart of the home lies at the rear, where the property has been thoughtfully extended. A spacious living room flows seamlessly into a versatile dining area, which features picturesque views over the rear garden-an ideal setting for hosting dinner parties or enjoying a quiet morning coffee. The extended kitchen has been intelligently designed to provide generous storage and preparation space, comfortably accommodating a breakfast table for relaxed dining.

Outside Living, the property occupies a generous plot, set back from the road with an extensive driveway providing ample off-road parking for multiple vehicles, leading to the detached garage. The rear garden is an established private sanctuary, thoughtfully landscaped with a variety of mature trees and vibrant shrubbery.



Total floor area 87.9 m² (946 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

Hansell Road, Norwich

- Situated in the heart of the popular Thorpe St Andrew.
- Large living room with a dedicated dining room extension.
- Extensive off-road driveway parking and a detached garage.
- Substantial rear garden featuring mature landscaping and excellent privacy.
- Easy access to the A47, NDR, and frequent transport links into Norwich City Centre.
- Contact William H Brown today to secure your visit.

Tenure: Freehold EPC Rating: C

Council Tax Band: B

offers in excess of

£260,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
NOR144524 - 0004

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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william h brown



01603 760044



norwich@williamhbrown.co.uk



5 Bank Plain, NORWICH, Norfolk, NR2 4SF



williamhbrown.co.uk