



Wycliffe Road, NORWICH NR4 7DU

welcome to

Wycliffe Road, NORWICH

OFFERED WITH NO ONWARD CHAIN THIS IMPRESSIVE HOME OFFERS VERSATILE LIVING ACCOMMODATION WITH SHOWER ROOM AND BATHROOM Located in a cul de sac setting with private rear gardens early viewing is highly recommended!!



Entrance Hall

Glazed door to front aspect, under stairs cupboard, radiator, doors to shower room, lounge and kitchen / dining room, stairs to first floor landing.

Shower Room

UPVC double glazed window to front aspect, suite comprising shower cubicle with electric shower, low level wc, wash hand basin, part tiled walls, tiled floor, extractor fan, chrome heated towel rail.

Lounge / Bedroom Four

11' 2" x 13' max (3.40m x 3.96m max)

UPVC double glazed window to front aspect, engineered wood flooring, radiator, this can also be used as a fourth bedroom.

Kitchen

10' 2" x 12' 5" (3.10m x 3.78m)

UPVC double glazed windows to rear aspect, fitted kitchen comprising a range of wall and base units, roll top work surfaces, inset stainless steel sink and drainer, electric hob and oven, stainless steel and glass cooker hood over, plumbing and space for washing machine and dishwasher, space for fridge / freezer, gas fired central heating boiler, laminate flooring, vertical radiator, open to dining room;

Dining Room

9' 6" x 11' (2.90m x 3.35m)

Open from kitchen, laminate floor, radiator, UPVC double glazed doors to conservatory;

Conservatory

8' 9" x 8' (2.67m x 2.44m)

UPVC and brick construction, double glazed french doors to side aspect, laminate flooring, electric radiator.

Landing

Stairs leading from entrance hall to first floor landing, UPVC double glazed window on stairwell, loft access, doors to all bedrooms, bathroom and wc.

Bedroom One

11' 4" x 12' 9" max (3.45m x 3.89m max)

UPVC double glazed window to front aspect, wood floor, built in cupboard, radiator.

Bedroom Two

9' 5" max x 11' plus recess (2.87m max x 3.35m plus recess)

UPVC double glazed window to rear aspect, built in cupboard, radiator.

Bedroom Three

10' 2" x 7' 4" (3.10m x 2.24m)

UPVC double glazed window to rear aspect, radiator.

Bathroom

UPVC double glazed window to rear aspect, suite comprising bath with mixer tap and electric shower over, glass shower screen, vanity sink unit, laminate floor, heated towel rail.

Wc

UPVC double glazed window to front aspect, suite comprising low level wc, wash hand basin.

External

The property is approached via an open plan garden offering potential to create off road parking STPP by dropping the curb at the front. To the rear there is an enclosed garden laid to lawn with brick built storage shed.

Agents Note

There is an easement on the title. Contact the branch for more information.



Ground Floor



First Floor

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.focalagent.com



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welcome to

Wycliffe Road, NORWICH

- MID TERRACED HOME
- OPEN PLAN KITCHEN / DINING ROOM
- CONSERVATORY OFFERING VERSATILE LIVING ACCOMMODATION
- THREE FIRST FLOOR BEDROOMS
- ENCLOSED REAR GARDEN WITH BRICK BUILT SHED

Tenure: Freehold EPC Rating: D

Council Tax Band: B

offers in excess of

£270,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
UNR106842 - 0008

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