



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.



Ground Floor

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.



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

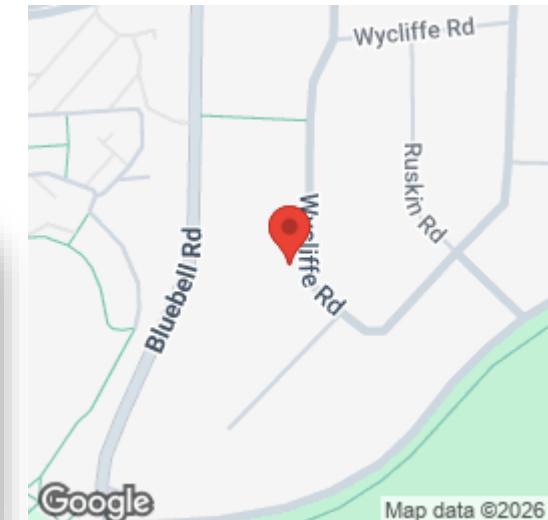
£270,000



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directions to this property:

Proceed out of Norwich via Unthank Road, at the ring road traffic lights take a right onto Colman Road, follow the road along over the set of traffic lights with South Park Avenue taking your next left onto North Park Avenue, follow the road along taking a right hand turning into Ruskin Road and then a left hand turn into Wycliffe Road where the property will be located in the cul de sac on your left hand side.



Please note the marker reflects the postcode not the actual property



Property Ref:
UNR106842 - 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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