



Galley Hill, Norwich, NR3 2PA

welcome to

Galley Hill, Norwich

****NO ONWARD CHAIN!!**** This well presented THREE BEDROOM DETACHED HOUSE is situated in the popular NR3 postcode just to the north of Norwich city centre and would make a fantastic family home. ****VIEWINGS ARE HIGHLY RECOMMENDED NOT TO MISS OUT ON THIS FANTASTIC PROPERTY!!****



Entrance Hall

Double glazed door to the front aspect, radiator and laminated flooring.

Lounge/Diner

19' 1" max x 18' 9" max (5.82m max x 5.71m max)

Three triple glazed windows to the front aspect, double glazed window to the rear aspect, radiator, laminated flooring, TV point and phone point.

Kitchen

12' 5" x 9' 11" (3.78m x 3.02m)

Double glazed window to the rear aspect, stainless steel 1 size bowl, washing machine; dishwasher & fridge/freezer included, electric oven, electric hob, extractor fan, radiator, wall and base units with work surfaces over and storage cupboard housing the boiler.

Upstairs Landing

Double glazed window to the side aspect, carpeted flooring and loft access.

W/C

W/C and laminated flooring.

Bathroom

Double glazed window to the rear aspect, bath with shower over, wash hand basin and radiator.

Bedroom 1

13' 4" x 8' 11" (4.06m x 2.72m)

Double glazed window to the front aspect, carpeted flooring, TV point and radiator

Bedroom 2

10' 9" x 9' 9" (3.28m x 2.97m)

Double glazed window to the rear aspect, radiator and built in wardrobe.

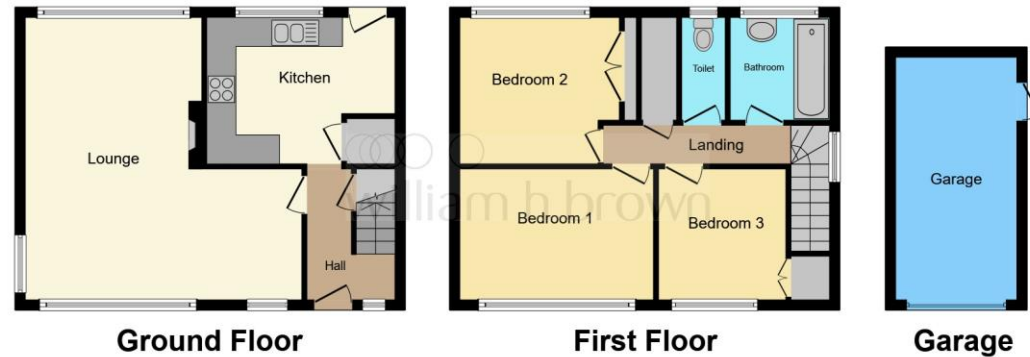
Bedroom 3

8' 11" x 8' (2.72m x 2.44m)

Double glazed window to the front aspect, radiator and storage cupboard.

Exterior

To the front of the property is a brick weave drive for off road parking for approximately 3 vehicle, a lawned area, shrubs and a path to the front door. To the rear is a fully enclosed garden backing onto mature trees with a lawned area, paving area, shrubs and a single garage with up and over doors.



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



view this property online williamhbrown.co.uk/Property/NOR129973



welcome to

Galley Hill, Norwich

- *NO ONWARD CHAIN!*
- Off road parking & garage
- Overlooking playing fields to the front
- Prime NR3 location
- THREE BEDROOM DETACHED HOUSE

Tenure: Freehold EPC Rating: C

Council Tax Band: D

£325,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/NOR129973



Property Ref:
NOR129973 - 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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01603 760044



norwich@williamhbrown.co.uk



5 Bank Plain, NORWICH, Norfolk, NR2 4SF



williamhbrown.co.uk