



Caddow Road, Norwich, NR5 9PQ

welcome to

Caddow Road, Norwich

William H Brown are thrilled to present a remarkable opportunity with this beautifully modernised three-bedroom semi-detached bungalow, nestled in the coveted suburb of Sprowston. Boasting an impeccable transformation, this property seamlessly blends contemporary elegance with practicality.



Entrance Hall

Doors to lounge, kitchen, bedrooms and bathroom

Lounge/Diner

15' 9" x 10' 11" (4.80m x 3.33m)

Carpet, window to front and side aspect, radiator

Kitchen

12' 5" x 8' 9" (3.78m x 2.67m)

Tiled Floor, Door to rear, Space for fridge freezer, oven and induction hob, combination of walled and floored units. window to rear.

Bedroom One

13' 3" x 10' 10" (4.04m x 3.30m)

Window to front, carpeted flooring, radiator

Bedroom Two

10' 10" x 8' 11" (3.30m x 2.72m)

Sliding door to rear, carpet and radiator

Bedroom Three

8' 10" x 6' 2" (2.69m x 1.88m)

window to front, carpet, radiator

Bathroom

Sink with mixer tap, Bathtub, tiled floor and tiled walls, window to rear

Front Of The Property

Parking for multiple cars, garage

Rear Of The Property

Lawned garden, patioed area.



view this property online williamhbrown.co.uk/Property/NOR143697



welcome to

Caddow Road, Norwich

- No Onward Chain
- Exceptional garden to the rear
- Three good sized bedrooms
- Parking for multiple cars
- Garage

Tenure: Freehold EPC Rating: C

Council Tax Band: C

£270,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/NOR143697



Property Ref:
NOR143697 - 0002

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