



**St. Mildreds Road, Norwich NR5 8RS**

**welcome to**

**St. Mildreds Road, Norwich**

Located in requested west city location close to UEA this family home offers DRIVEWAY PARKING, HOME OFFICE AND GARDEN ROOM!



### **Entrance Porch**

Composite door to front aspect, double glazed window to side, Velux roof window, tiled floor, door to entrance hall;

### **Entrance Hall**

Composite door to entrance door to entrance porch, tiled floor, under stair cupboard, radiator, door to kitchen, stairs to first floor landing.

### **Kitchen**

Grandeur kitchen fitted with a comprehensive range of wall and base units, block wood work surfaces over, inset ceramic sink, integrated fridge / freezer, double oven, induction hob, built in coffee machine, fitted bin storage, Karndean flooring, cupboard housing gas fired central boiler, vertical radiator, open plan to conservatory / dining area, pocket door leading to lounge.

### **Conservatory / Dining Room**

Open plan dining area leading from kitchen with roof lantern, double glazed windows to rear aspect with fitted shutters, Karndean flooring, under floor heating, double glazed french windows to side aspect leading to garden.

### **Lounge**

Double glazed windows to front aspect with fitted shutters, Karndean flooring, built in home entertainment (details tbc) vertical column radiator.

### **Landing**

Double glazed window on landing, stairs leading from entrance hall to first floor landing, radiator, doors to all bedrooms and bathroom.

### **Bedroom One**

Double glazed window to front aspect, built in cupboard housing pressurised cylinder, radiator.

### **Bedroom Two**

Double glazed window to front aspect, built in cupboard housing pressurised cylinder, radiator.

### **Bedroom Three**

Double glazed window to front aspect, built in bed and furniture, feature lighting, radiator.

### **Bathroom**

Double glazed window to rear aspect, modern white suite comprising bath with mixer tap, mains fed shower over, vanity sink unit, low level wc with concealed cistern, shaver point, fully tiled walls, heated towel rail.

### **External**

The property is approached via a brick weave driveway providing off road parking and access to the property with low level brick wall to the front. To the rear there is a landscaped garden that benefits from a garden room offering a multitude of uses with brick weave garden providing areas for al fresco dining and entertaining. For business use the property benefits from a home office which is insulated with separate power heating and electric supply whilst completing the gardens a covered outdoor store and outside wc.

### **Agents Note**

The Land Registry title has yet to be updated with the Vendor's details. Please ask the branch for more details.



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welcome to

## St. Mildreds Road, Norwich

- SEMI DETACHED HOME LOCATED IN PROMINENT WEST CITY LOCATION
- THREE BEDROOMS LOCATED OFF LANDING
- LANDSCAPED EXTERIOR WITH DRIVEWAY PARKING
- HOME OFFICE / GARDEN ROOM / OUTSIDE STORE AND WC
- HIGHLY EFFICIENT WITH EXTERNAL INSULATION, DOUBLE GLAZING AND GAS FIRED CENTRAL HEATING

Tenure: Freehold EPC Rating: C

Council Tax Band: A

# £300,000



## directions to this property:

Head out of Norwich along the Earlham Road proceed over the Fiveways roundabout and after passing the University take a right hand turn into Wilberforce Road following the road along taking a right hand turn into Malbrook road then left into St Mildreds Road where the property will be located on your right hand side.



Please note the marker reflects the postcode not the actual property

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Property Ref:  
UNR107086 - 0002

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