



Meredith Road, Norwich NR6 6PD

welcome to

Meredith Road, Norwich

VENDOR HAS FOUND This three-bedroom semi-detached chalet bungalow is offered for sale in excellent condition throughout. Situated close to local amenities, the property benefits from two receptions rooms, ensuite facilities, well-equipped fitted kitchen, established enclosed rear garden.



Accommodation

Located within the popular suburb of Hellesdon in Norwich, William H Brown are delighted to welcome to the market this immaculately presented three-bedroom semi-detached chalet bungalow complemented with mature low maintenance gardens, first floor ensuite facilities and separate ground floor bathroom. Situated within proximity to local bus routes and within easy reach of a range of amenities and facilities, internally the accommodation comprises; kitchen, porch, living room, dining room, a ground floor bedroom and a bathroom. This is complemented to the first floor by a landing area which gives access to eaves storage, two well-proportioned bedrooms, one of which benefits from an ensuite and the other by a built-in wardrobe.

Externally the property offers a gravelled driveway providing off-road parking with an elevated entrance and access to the rear via a personal gate. The rear garden is mainly hard landscaped for ease of maintenance with a mix of various maturing plants, shrubs and flowers, providing the perfect setting for outdoor dining and entertaining family and friends.

Appealing to an assortment of buyers, we highly recommend an early internal inspection to fully appreciate the location, condition and accommodation offered for sale!

Kitchen

13' 10" Max x 11' Max (4.22m Max x 3.35m Max)

With a comprehensive range of wall and floor mounted fitted kitchen units with contrasting work surfaces over, integral washing machine, freezer and dishwasher with space for under counter fridge, gas cooker, tiled splashbacks and surrounds, stainless steel sink and drainer with mixer tap, radiator, upvc double glazed window to front and dual aspect external entrance doors to side aspects, opening to porch.

Lounge

9' 9" max x 15' 2" max (2.97m max x 4.62m max)

Upvc double glazed window to front aspect, radiator, feature fire surround and hearth, tv point, and carpeted flooring. Opening to dining room.

Dining Room

12' 11" x 12' 5" (3.94m x 3.78m)

Radiator, carpet flooring, stairs rising to first floor landing, upvc sliding patio doors opening to rear garden.

Inner Hallway

Giving access to bedroom three and bathroom.

Bedroom Three

8' 11" x 9' 2" Max (2.72m x 2.79m Max)

Upvc double glazed window to rear aspect, radiator and carpeted.

Ground Floor Bathroom

Suite comprising low level w.c, hand wash basin, panelled bath with shower over and screen, tiled splash backs and surrounds, tiled flooring, extractor fan, upvc double glazed window to side aspect.



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

First Floor Landing

Upvc double glazed window to rear aspect, eaves storage cupboard and gives access to two bedrooms.

Bedroom One

10' 11" Max x 8' 6" Max (3.33m Max x 2.59m Max)

Upvc double glazed window to rear aspect, radiator, carpeted flooring and door to ensuite.

Ensuite

Suite comprising low level w.c, hand wash basin, shower cubicle, tiled flooring and splashbacks.

Bedroom Two

12' 5" x 8' 11" (3.78m x 2.72m)

Upvc double glazed window to rear aspect, radiator, carpeted flooring and built in wardrobe.

Outside

To the rear of the property there is a well-kept garden hard landscaped with paving slabs and gravelled areas for ease of maintenance, bordered with well-established shrubs, plants and flowers with a garden shed for convenient outdoor storage. The garden is enclosed by timber fencing and there is a side access gate giving access to the side of the property. To the front elevation is a gravelled driveway providing off-road parking with an elevated entrance to the property.



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welcome to

Meredith Road, Norwich

- Three Bedroom Semi-Detached Chalet Bungalow
- VENDOR HAS FOUND!!!
- Driveway Providing Off-Road Parking
- Great Condition Throughout
- Enclosed Established Rear Garden

Tenure: Freehold EPC Rating: D

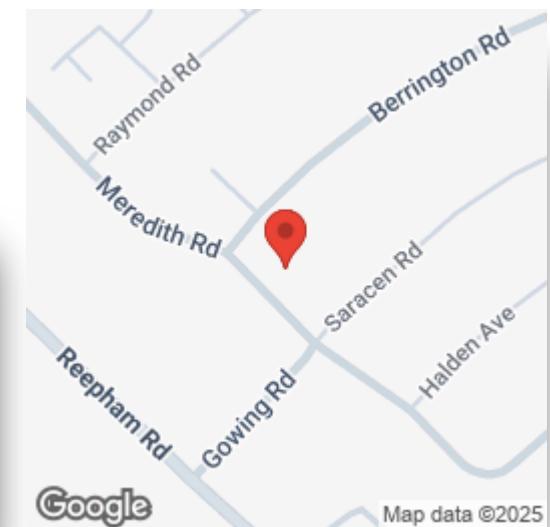
Council Tax Band: C

Offers in excess of

£270,000

directions to this property:

From the W H Brown office in Hellesdon, head in the direction of Norwich city and turn right onto Cottingham's Drive, then turn right onto Meredith Road and continue towards the end of the road and the property can be found on the left-hand side identified by our W H Brown for sale board.



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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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