



Bridge Close, Great Witchingham, Norwich, NR9 5TE

welcome to

Bridge Close, Great Witchingham, Norwich

GUIDE PRICE £270000-£280000 Immaculate three-bedroom modern semi-detached home in Great Witchingham, offering a bright lounge with garden access, stylish kitchen/diner, en suite to the main bedroom, family bathroom, enclosed rear garden, and ample driveway parking!!



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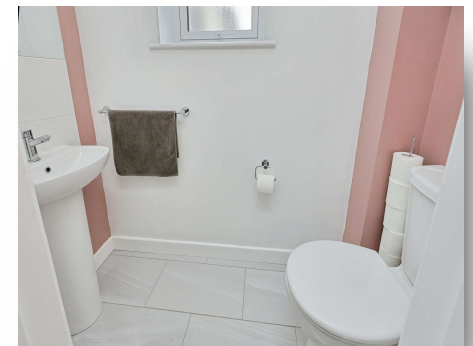
Introducing to the market this immaculately presented, modern three-bedroom semi-detached home, beautifully situated in the desirable village of Great Witchingham.

The ground floor offers a welcoming entrance hall, a bright and spacious lounge with double doors leading to the garden, a contemporary kitchen/dining room, and a convenient cloakroom.

Upstairs, the property features three well-proportioned bedrooms, including a generous primary bedroom with its own en suite, alongside a stylish three-piece family bathroom.

Outside, the home benefits from an enclosed rear garden with a patio and lawn area, perfect for relaxing or entertaining, as well as a driveway providing ample off-road parking

Agents Note: Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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Bridge Close, Great Witchingham, Norwich

- GUIDE PRICE £270000-£280000
- Immaculately presented modern semi-detached home with Three well-proportioned bedrooms
- Bright lounge with double doors opening to the garden
- Modern kitchen/dining room
- Modern three-piece family bathroom

Tenure: Freehold EPC Rating: C

Council Tax Band: B

guide price

£270,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DRM118021 - 0007

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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