



Guardian Road, Norwich NR5 8PQ

welcome to

Guardian Road, Norwich

****A CHARMING 1930S DETACHED HOME OFFERING GENEROUS SIZED ACCOMMODATION AND A WEALTH OF CHARACTER THROUGHOUT****

William H Brown are pleased to offer to the market this beautiful family home conveniently located to the west of Norwich.



Entrance Hall

uPVC door to the front with feature stained glass double glazed insert, under stairs cupboard, radiator and doors to all rooms.

Lounge

16' 10" into bay x 12' 5" (5.13m into bay x 3.78m)
uPVC double glazed square bay window to side aspect, uPVC double glazed door to rear aspect, cast-iron open fireplace, picture rail, coving, ceiling rose, TV and telephone points.

Dining Room

11' 5" plus bay x 13' 10" into bay (3.48m plus bay x 4.22m into bay)
uPVC double glazed square bay window to side and front aspects, cast-iron open fireplace, ceiling rose, coving and radiator.

Kitchen

24' 4" max x 9' 5" max (7.42m max x 2.87m max)
Fitted with a range of wall and base units with work surfaces over, one and a half bowl sink drainer, tiled splash back, gas and electric cooker point, cooker hood, plumbing and space for washing machine, space for fridge/freezer, two radiators, cupboard housing fuse board, door to rear porch, uPVC double glazed window to rear and side aspects.

Rear Hallway

uPVC double glazed door to rear aspect and door to:

Shower Room

With a suite comprising vanity unit with built in sink, shower cubicle and low level WC, part tiled walls, radiator and double glazed window to rear aspect.

Landing

Galleried landing with stairs from hall, uPVC double glazed window to front aspect, two cupboards housing immersion tank and boiler, doors to all rooms.

Bedroom One

12' 6" into bay x 16' 11" (3.81m into bay x 5.16m)
uPVC double glazed window to side aspect, picture rail, ceiling rose, coving, TV point and radiator.

Bedroom Two

13' 11" into bay x 11' 5" (4.24m into bay x 3.48m)
uPVC double glazed window to front aspect, coving, ceiling rose and radiator.

Bedroom Three

8' 2" x 9' 6" (2.49m x 2.90m)
uPVC double glazed window to rear aspect, radiator and loft access.

Shower Room

With a suite comprising fully tiled walk-in double shower cubicle, wall mounted sink, radiator shaver point and uPVC double glazed window to side aspect.

Wc

With low level WC, radiator, coving and uPVC double glazed window to front aspect.

Outside

To the front of the property is brick weave driveway set behind iron gates and brick wall providing plenty of off road parking with driveway to the side of the property leading to a single garage. To the rear of the property is extensive gardens with various shrub borders, mature trees and plants. There are various areas to the garden giving many uses including lawn and patio areas, and the garden is non-overlooked.



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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welcome to

Guardian Road, Norwich

- DETACHED THREE BEDROOM FAMILY HOME
- TWO RECEPTION ROOMS
- CHARACTER FEATURES THROUGHOUT
- BATHROOM AND SHOWER ROOM WITH SEPARATE WC
- AMPLE PARKING

Tenure: Freehold EPC Rating: D

Council Tax Band: B

£350,000



directions to this property:

Leave Norwich via Dereham Road, turn left at the ring road roundabout into Guardian Road where the property can be found on the right hand side.



Please note the marker reflects the postcode not the actual property

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Property Ref:
UNR106637 - 0002

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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.



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