



Evans Way, Norwich NR6 7LR

welcome to

Evans Way, Norwich

William H Brown are delighted to present this well-presented 3-bedroom end-terraced home, ideally situated in the highly desirable area of Old Catton, Norwich. Offering well-proportioned accommodation throughout, a stunning rear garden, and excellent local amenities nearby. View now!



Entrance Hall

External entrance door to side aspect, stairs to first floor, door to lounge and further door to WC.

WC

Suite comprising UPVC double glazed window to side aspect, WC, and hand wash basin.

Lounge

UPVC double glazed bay window to front aspect, wood laminate flooring, two radiators, and double internal doors opening to kitchen/dining room.

Kitchen

A modern range of wall and floor fitted kitchen units with work surfaces over, breakfast bar, laminate flooring, vertical radiator, integrated induction hob, extractor fan, 1 1/2 bowl composite sink and drainer, dishwasher, fridge freezer, and washing machine, dual aspect, UPVC double glazed windows to side and rear. Understairs cupboard, and double doors opening to conservatory.

Conservatory

On a brick base of UPVC construction, power, lighting, wood laminate flooring, and doors opening to rear garden.

First Floor Landing

Giving access to all bedrooms, bathroom and storage cupboard. UPVC double glazed window to side aspect.

Bedroom One

Built in wardrobe, UPVC double glazed window to rear aspect, radiator, and door opening to ensuite.

Ensuite

Suite comprising shower cubical, WC, hand wash basin set into a vanity unit and heated towel rail.

Bedroom Two

UPVC double glazed window to front aspect, and radiator.

Bedroom Three

UPVC double glazed window to front aspect, radiator, and built in cupboard.

Bathroom

Suite comprising bath with tiled splash backs from floor to ceiling, WC, hand wash basin set into a vanity unit, heated towel rail, vinyl flooring, and UPVC double glazed window to rear aspect.

Outside

To the side of the property a driveway provides off-road parking and gives access to the property. A garden area laid lawn can be found to the front elevation, with established hedging and trees. This is complemented by a delightful, well-tended and landscaped rear garden, ideal for enjoying the summer months, with decking, patio with pergola, and the remainder laid to lawn with planters bordering this space and enclosed by brick-walling and panelled fencing.

Agent 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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welcome to

Evans Way, Norwich

- End-Terraced House
- Three Bedrooms
- Modern Kitchen with Breakfast Bar
- Downstairs WC
- Stunning Rear Garden

Tenure: Freehold EPC Rating: C
Council Tax Band: C

offers in excess of

£300,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
HEL103643 - 0005

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.



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