





Buttermere Road, NORWICH, NR5 8LP

william
h brown

welcome to

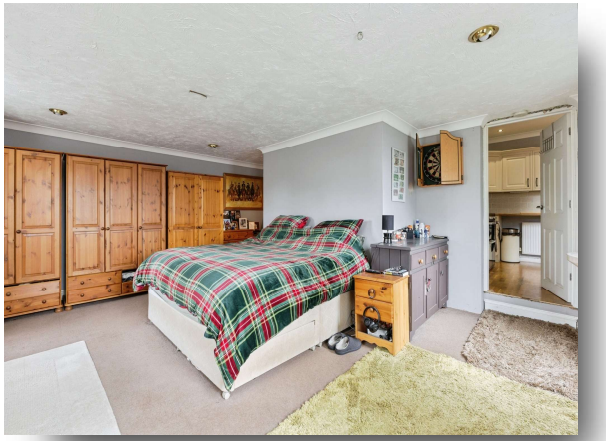
Buttermere Road, NORWICH

A well-presented four-bedroom semi-detached home, located close to the UEA, featuring a rear extension that creates a versatile living space, along with a private rear garden and off street parking.













Entrance Hall
Leading to lounge and kitchen, and stairs to 1st floor

Living Room/Dining Room
UPVC windows to the front aspect, with doors opening to garden to the rear. Solid wood flooring, radiator, and log burning stove.

Kitchen
UPVC window to the rear aspect, 5 ring gas hob and oven, plumbing for washing mashine, sink with mixer tap.

Bedroom 1
Ground floor.
UPVC windows to the side and rear, radiator, WC with seperate hand basin, leading to storeroom.

Landing
Leading to three bedrooms, bathroom and seperate WC

Bedroom 2
UPVC windows to front and rear, radiator, dressing room/ walk in wardrobe.

Bedroom 3
UPVC windows to the front aspect, radiator, built in wardrobe.

Bedroom 4
UPVC windows to the rear aspect, radiator, built in wardrobe

Bathroom
UPVC windows to the rear aspect. Walk in shower, Bath, basin, boiler.

Wc
WC

welcome to

Buttermere Road, NORWICH

- Motivated vendors
- Close to the UEA
- Driveway parking + Garage
- 4 Bed semi detached home
- Well presented throughout

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

guide price

£325,000

directions to this property:

Start at 161 Unthank Road

Head west along Unthank Road (away from the city centre), at second set of traffic lights turn right on to Colman Road, follow the road to the roundabout, take the 1st exit on to Earlham Road, continue over the roundabout and take the fist right hand turn on to Wilberforce Road, take the first turning on the right on to Rockingham Road, then first left on to Wordsworth Road, Buttermere road is the first turning on the right.









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/UNR107056

The Property Ombudsman

Property Ref:
UNR107056 - 0006

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

william h brown

01603 667077

Unthankroad@williamhbrown.co.uk

161 Unthank Road, Norwich, Norfolk, NR2 2PG

williamhbrown.co.uk