



Barclay Green, Norwich, NR7 9QH

welcome to

Barclay Green, Norwich

This impressively EXTENDED-THREE BEDROOM TERRACED property is ideally positioned in the HIGHLY SOUGHT AFTER Heartsease area. OFFERED WITH NO ONWARD CHAIN!

Early viewing is highly recommended – call us to book yours today!



Entrance Hall

large hall way with laminate flooring.

Dining Room

13' Max x 9' 11" Max (3.96m Max x 3.02m Max)

Laminate flooring, radiator. Door leading to utility and downstairs shower room.

Kitchen

11' 9" Max x 11' 5" Max (3.58m Max x 3.48m Max)

Tiled floor, range of wall and base units, Space for fridge freezer, space For washing machine. Built in Dishwasher. Stainless steel sink with tap over. Gas Hob with extractor over, electric double oven, double glazed window to rear aspect.

Utility

7' 2" Max x 4' 11" Max (2.18m Max x 1.50m Max)

Tiled floor

Cloakroom

WC, Hand wash basin, Bidét, Double lazed window to front aspect, Heated towel rail.

Lounge

32' 1" Max x 10' 7" Max (9.78m Max x 3.23m Max)

Laminate flooring, Two Vertical Radiators, Fireplace, Double doors to rear garden.

Landing,

Laminate flooring throughout upstairs, three bedrooms off landing. Family bathroom and separate toilet.

Bedroom 1

10' 1" Max x 14' 1" Max (3.07m Max x 4.29m Max)

Double glazed windows to front, Laminate flooring, Radiator.

Bedroom 2

10' 6" Max x 10' 1" Max (3.20m Max x 3.07m Max)

Laminate flooring, Radiator double glazed window to rear aspect.

Bedroom 3

7' 1" Max x 8' 5" Max (2.16m Max x 2.57m Max)

Laminate flooring, Double glazed window to front.

Bathroom

Fully tiled, bath with tap over, His and Hers Vanity wash basin. Heated Towel Rail/Radiator.

Toilet

Fully tiled, Separate Toilet. Double glazed window to rear aspect.

Outside

The front there is a brickweave driveway with enough space for two cars.

To the rear is a fully enclosed garden area with a partially lawned area and large decking area. In addition to this there is a garden Shed.



view this property online williamhbrown.co.uk/Property/NOR139954



welcome to

Barclay Green, Norwich

- NO ONWARD CHAIN
- Solar panels
- Extended
- Driveway parking
- Popular NR7 location

Tenure: Freehold EPC Rating: B

Council Tax Band: B

offers in excess of

£270,000



view this property online williamhbrown.co.uk/Property/NOR139954

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.



Property Ref:
NOR139954 - 0004



Please note the marker reflects the postcode not the actual property



01603 760044



norwich@williamhbrown.co.uk



5 Bank Plain, NORWICH, Norfolk, NR2 4SF



williamhbrown.co.uk