





Loxwood, Norwich NR6 6QD

william h brown

welcome to

Loxwood, Norwich

* NO ONWARD CHAIN* William H Brown are delighted to offer this well-proportioned and superbly located three-bedroom semi-detached home, positioned within a peaceful cul-de-sac in the highly popular area of Hellesdon. Offering a fantastic balance of space, practicality, and location!













Entrance Porch
Bright entrance with upvc double glazed door into porch, and dual aspect windows to side and front aspect, further door opening to hallway.

Hallway
Stairs rising to first floor landing, under-stairs cupboard and further cupboard. Access to living room and kitchen.

Kitchen
Wall and base units with work surfaces over, space for fridge freezer, sink and drainer, gas hob, extractor fan, integrated oven and grill, plumbing for washing machine, upvc double glazed window and door to rear aspect.

Living/Dining Room
Upvc double glazed window to front aspect, radiator, and patio sliding door opening to rear garden.

First Floor Landing
Giving access to three bedrooms, storage cupboard, loft hatch, and bathroom.

Bedroom One
Upvc double glazed window to front aspect, built in wardrobe, and radiator.

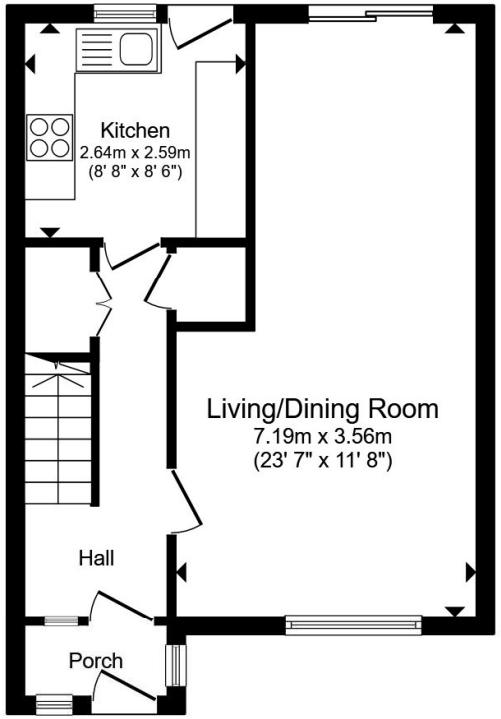
Bedroom Two
Upvc double glazed window to rear aspect, and radiator.

Bedroom Three
Upvc double glazed window to front aspect.

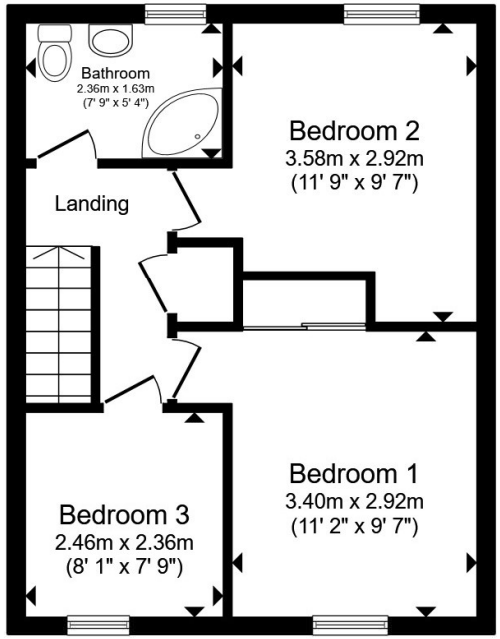
Bathroom
Suite comprising corner bath with shower over, wc, pedestal wash basin, and upvc double glazed window to rear aspect.

Outside
To the front of the property is a lawned garden with path leading to front entrance door, and personal gated access to the side elevation leads to the rear garden, which is laid to both lawn and patio with an array of planters and enclosed by panelled fencing. The property also benefits from a garage en-bloc which is a few paces from the property and has parking on the driveway in front of it.

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.



Ground Floor



First Floor

Total floor area 77.9 m² (838 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

william h brown

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welcome to

Loxwood, Norwich

- *NO ONWARD CHAIN*
- Semi-Detached House
- Spacious Three-Bedrooms
- Modern Family Bathroom
- Well-Regarded Cul-De-Sac

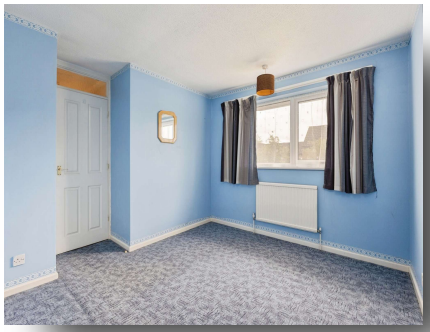
Tenure: Freehold EPC Rating: C
Council Tax Band: C

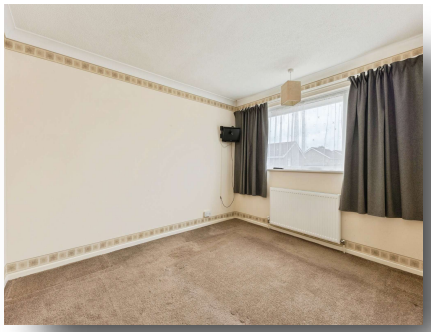
directions to this property:

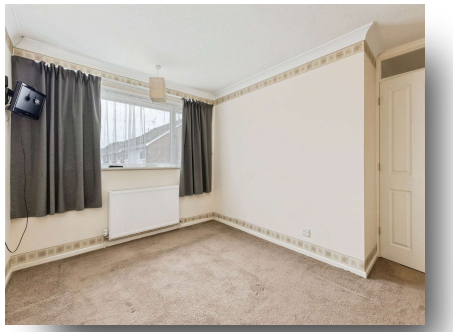
From the W H Brown office on Reepham Road, continue in the direction of Norwich city centre, and turn left onto Cottinghams Drive, and after the road bears left, turn right onto Lowood where the property can be found identified by our W H Brown for sale board.

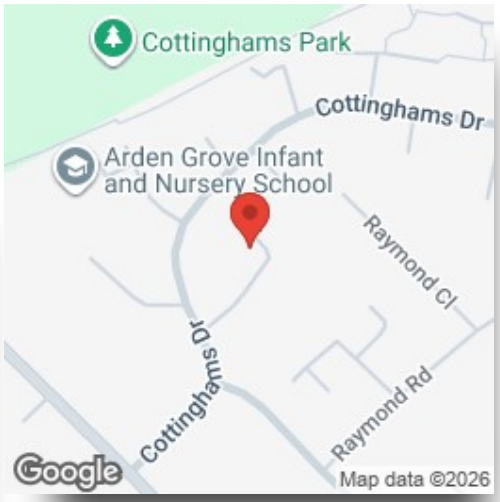
offers in excess of

£240,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HEL103599

The Property Ombudsman

Property Ref:
HEL103599 - 0008

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.

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