



Fairview Park, Smallburgh, Norwich, NR12 9LW

welcome to

Fairview Park, Smallburgh, Norwich

A detached home in Smallburgh for over 55's. Located on a private complex and comprising of two bedrooms with an en-suite to the main bedroom, bathroom, kitchen, living room/dining room, parking and gardens.



Description

William H Brown are proud to present this well situated two bedroom over 55's home in Fairview Park, Smallburgh.

This property comprises a living room/dining room, kitchen, two bedrooms with an en-suite to bedroom 1 as well as a main bathroom providing convenience. Garden space and a driveway. You can live in this property all year round. The property is well located and available with motivated vendors, Give us a call to arrange your viewing!

Entrance Hall

uPVC entrance door leads into a carpeted entrance hall with built in storage cupboards and radiator. Doors leading off to

Living Room

With carpeted flooring, triple aspect uPVC double glazed windows to the front and side. x 3 radiators and electric fire place. Currently utilised as a living/dining area.

Kitchen

with vinyl flooring, radiator and uPVC double glazed window and PVC door to the rear aspect. A range of base and wall units with integral over and separate gas hob with built in extractor fan above. Integral fridge freezer and washing machine. Stainless steel sink and draining board. Boiler housed in cupboard and space for an additional under counter fridge or freezer.

Study

with carpeted flooring, uPVC double glazed window to front aspect and radiator.

Bedroom 1

With carpeted flooring, radiator, uPVC double glazed window to the rear aspect and fitted wardrobes. Door to

En-Suite

Vinyl flooring, radiator. Shower cubicle with tiled surround. W/C and ceramic washbasin. extractor fan and built in cupboard for storage. uPVC double glazed frosted window to the side aspect.

Bedroom 2

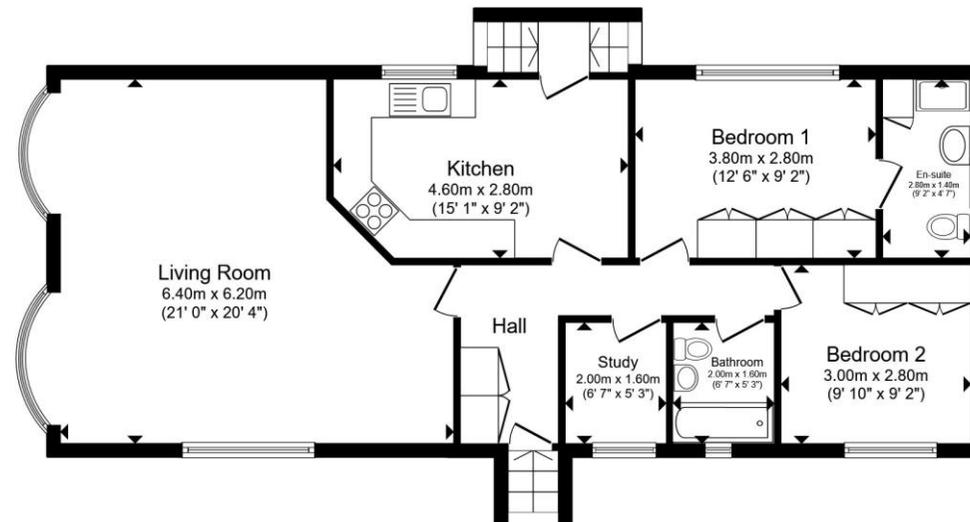
carpeted flooring, uPVC double glazed window to the front aspect. Radiator and fitted wardrobes.

Bathroom

vinyl flooring with part tiled walls. uPVC double glazed frosted window to the front aspect. Bath tub, W/C and ceramic wash basin with mirror and light above with fitted shaving point. Extractor fan and radiator.

External

To the front of the property is a short series of brick built steps leading to the front entrance door. Either side of this is laid to shingle for easy maintenance. To the side of the property is a brick weave driveway with space for 1 vehicle. There is additional guest parking for the site as well. To the rear of the property is a small and low maintenance garden, mainly laid to lawn with flower beds and paved pathways. There is a small patio area for sitting out. The garden is not fully enclosed currently.



Floor Plan

Total floor area 86.3 m² (929 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


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welcome to

Fairview Park, Smallburgh, Norwich

- Residential Park Home
- 2 Bedrooms with En-suite & Main Bathroom
- Driveway Parking
- Private Garden Space
- Quiet Location with Easy Access to Stalham & Wroxham

Tenure: EPC Rating: E

Council Tax Band: A

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.

£170,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
NWS108675 - 0003

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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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