





Cottinghams Drive, Norwich NR6 6PT

william h brown

welcome to

Cottinghams Drive, Norwich

>> ATTRACTIVE THREE-BEDROOM HOME! Situated in the popular area of Hellesdon featuring an enclosed rear garden, conservatory and allocated parking.

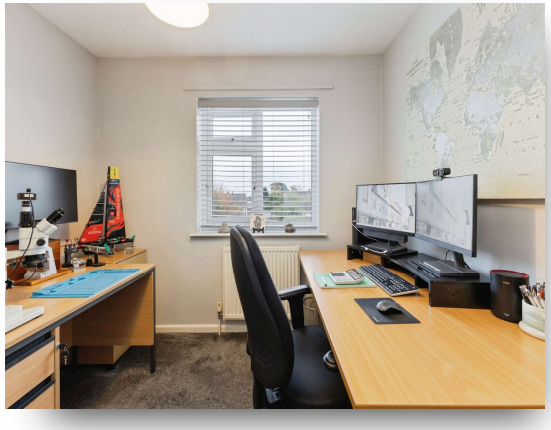












Entrance Hall
Tiled flooring, radiator, two storage cupboards, UPVC door to the front aspect, Stairs to the first floor, UPVC door to the rear aspect.

Cloakroom Wc
Tiled flooring, radiator, double glazed frosted window to the front aspect, low-level wc, handwash basin with storage under and fitted blind.

Lounge
Carpet flooring, Double glazed French doors, Radiator

Kitchen/Diner
Tiled flooring, double glazed windows to the front aspect, fitted blinds radiator, range of wall-mounted units, complimentary squared-edge work surfaces, double oven, gas hob, extractor hood, single bowl sink and drainer, space for fridge freezer, integrated washing machine and dishwasher.

Conservatory
Wood effect flooring, Double glazed windows, Double glazed French door to the rear aspect

First Floor Landing
Carpet flooring, and two storage cupboards.

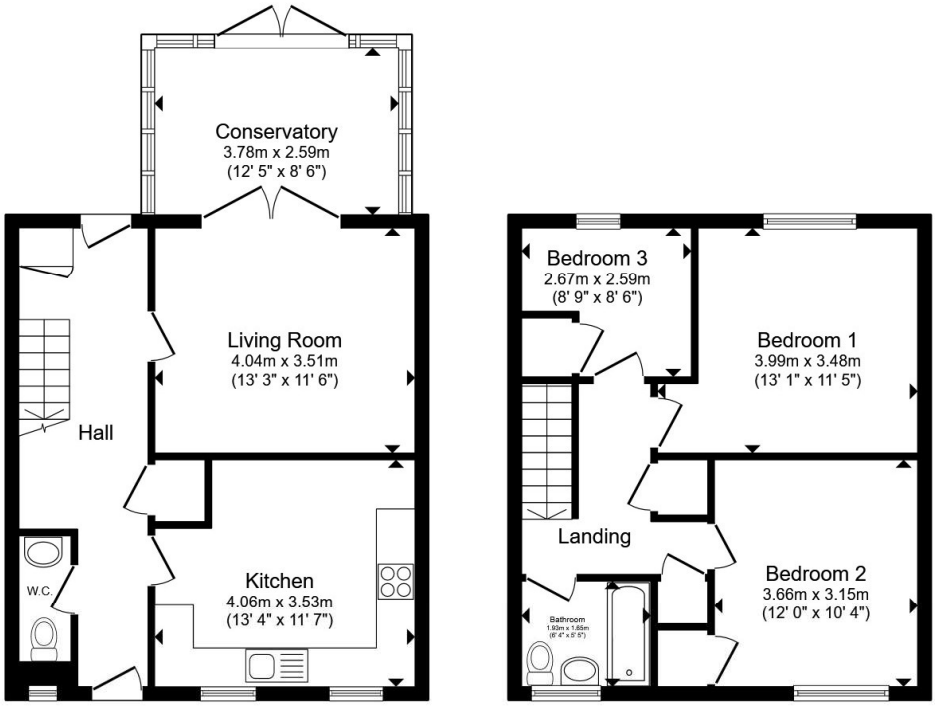
Bedroom One
Carpet flooring, Double glazed window to the rear aspect, Radiator, Loft access

Bedroom Two
Carpet flooring, Double glazed window to the front aspect, Radiator, Storage cupboard

Bedroom Three
Carpet flooring, storage cupboard, double glazed window to the rear aspect, fitted blinds, and radiator.

Bathroom
Vinyl flooring, double glazed frosted window to the front aspect, fitted blinds, tiled walls, low-level wc, handwash basin with vanity storage, panelled bath with shower overhead, heated towel rail and mirrored cabinet.

Outside
To the front of the property there is an area laid to lawn, with mature shrubs and a pathway leading to the front entrance. To the rear of the property there is an enclosed garden, laid to lawn with patio areas for relaxing and dining. There is also an attractive rockery area, mature shrubs surrounding and a wooden shed for storage.



Total floor area 98.2 m² (1,058 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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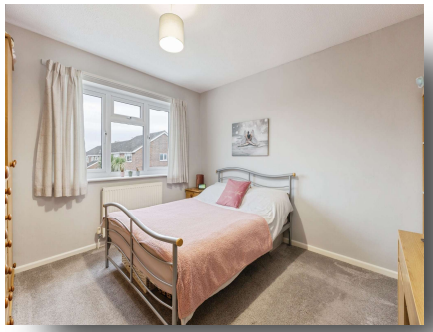
Cottinghams Drive, Norwich

- Three-Bedroom Home
- Great Location
- Conservatory
- Allocated Parking
- Garden with Patio Areas

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

offers in excess of

£280,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
HEL103805 - 0003

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.

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