



**Bluebell Road, Norwich NR4 7LN**

**welcome to**

**Bluebell Road, Norwich**

**\*\*GUIDE PRICE £280-300,000\*\* \*\*ESTABLISHED SEMI DETACHED HOME LOCATED IN DESIRABLE LOCATION OPPOSITE THE UEA\*\*\* William H Brown are pleased to present this family home / investment opportunity with internal viewing highly recommended.**



### **Entrance Hall**

Door to front aspect, under stairs cupboard with meters, radiator, doors to lounge, kitchen, stairs to first floor landing.

### **Lounge**

21' x 13' max ( 6.40m x 3.96m max )

Double glazed windows to front and rear aspect, radiator.

### **Kitchen**

10' 2" narrowing to 9' 5" x 8' 2" ( 3.10m narrowing to 2.87m x 2.49m )

Double glazed window to rear aspect, fitted kitchen with a range of wall and base units, roll top work surfaces over, inset stainless steel sink and drainer, freestanding cooker, space for fridge freezer, plumbing and space for washing machine, door to utility room.

### **Landing**

Stairs leading from entrance hall to first floor landing, doors to all bedrooms, bathroom and separate wc.

### **Bedroom One**

13' x 11' max ( 3.96m x 3.35m max )

Double glazed window to front aspect, built in wardrobe, radiator.

### **Bedroom Two**

10' 9" plus door recess x 13' 2" ( 3.28m plus door recess x 4.01m )

Double glazed window to rear, built in wardrobe, radiator.

### **Bedroom Three**

10' 2" x 7' 4" ( 3.10m x 2.24m )

Double glazed window to rear aspect, radiator.

### **Bathroom**

Double glazed window to rear aspect, suite comprising bath with mixer tap and shower attachment over, pedestal sink, tiled walls and floor, radiator.

### **Wc**

Double glazed window to front aspect, suite comprising low level wc.

### **Outside**

The property is approached via a pathway with driveway parking to the front. To the rear there is an enclosed garden that is mainly laid to lawn with conservatory off the rear of the property. The garden can be accessed from a shared passage from the front of the property.



**view this property online** [williamhbrown.co.uk/Property/UNR106941](http://williamhbrown.co.uk/Property/UNR106941)



welcome to

## Bluebell Road, Norwich

- SEMI DETACHED HOME
- THREE BEDROOMS
- CONVENIENT LOCATION OPPOSITE THE UEA
- DRIVEWAY PARKING
- ENCLOSED GARDEN

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

guide price

**£280,000**



### directions to this property:

Proceed out of Norwich via the Earlham Road, proceed over the ring road roundabout and furthermore at the Fiveways roundabout take your first exit onto Bluebell Road. The property will be located on your left hand side opposite the university.



Please note the marker reflects the postcode not the actual property

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Property Ref:  
UNR106941 - 0005

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