



Petersfynde Rosemary Lane, New Buckenham Norwich NR16 2AZ



welcome to

Petersfynde Rosemary Lane, New Buckenham Norwich

****GUIDE PRICE £325,000 - £350,000****

A charming two-bedroom detached house in peaceful New Buckenham, featuring spacious ground-floor living areas, two bathrooms, and an enclosed rear garden. With a shingle driveway, garage, peaceful location it offers an ideal blend of comfort and convenience.

Entrance Hall

Front door, radiator, laminate flooring.

Window to side aspect, radiator, w/c, wash basin, shower, spot lights, lino flooring.

Ground floor Bathroom

Window to side aspect, wash basin, w/c, towel rail, bath tub.

Rear Garden

Fence for boundary, oil tank, turfed.

Lounge

22' 7" x 11' 4" (6.88m x 3.45m)

Window to front and side aspect, radiator, laminate flooring.

Parking

Shingle drive

Dining Room

8' 2" x 8' 6" (2.49m x 2.59m)

Window to front aspect, radiator, laminate flooring.

Garage

Electric up and over door, concrete flooring, power.

Kitchen

14' 4" x 7' 8" (4.37m x 2.34m)

Window to rear aspect, wall and base units, electric hob, tiled splash back, radiator, space for standard size white goods, tiled flooring.

Agents Note

The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.

Utility Room

8' 4" x 5' 6" (2.54m x 1.68m)

Window to side aspect, plumbing, radiator, boiler.

Landing

Loft hatch, storage cupboards, carpet flooring.

Bedroom 1

17' 8" x 11' 5" (5.38m x 3.48m)

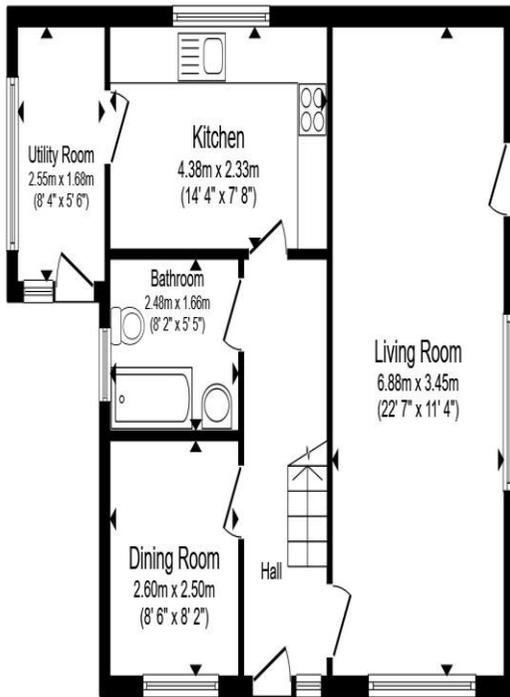
Window to front aspect, storage cupboard, carpet flooring.

Bedroom 2

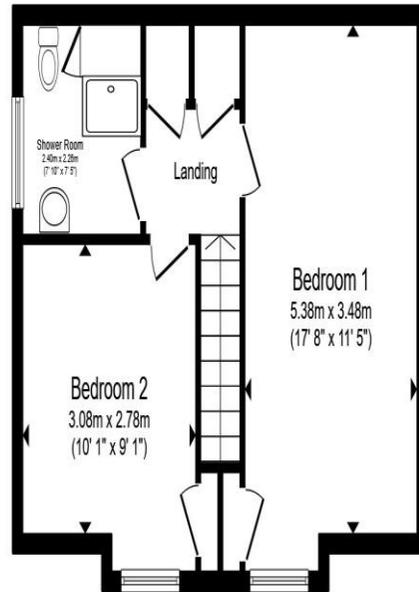
10' 10" x 9' 11" (3.30m x 3.02m)

Window to front aspect, radiator, carpet flooring.

Shower Room



Ground Floor



First Floor

Total floor area 105.6 m² (1,137 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



welcome to
**Petersfynde Rosemary Lane,
New Buckenham Norwich**

- OFFERED WITH NO ONWARD CHAIN
- Two-bedroom detached house
- Driveway
- Enclosed rear garden
- Peaceful location

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

guide price

£325,000



view this property online williamhbrown.co.uk/Property/DSS108527



Property Ref:
DSS108527 - 0005

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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