



Willowcroft Way
Norwich, NR4 7JJ

Guide Price £325,000 - £350,000

claxtonbird
residential

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*** Guide Price £325,000 - £350,000 *** Set within the popular Round House Park Development in Cringleford, this modern three-storey townhouse offers comfortable accomodation within easy access to the University, the Hospital and the vibrant City Centre of Norwich. As you step inside, you will discover a fantastic open-plan kitchen/family room on the ground floor, fully equipped with built-in appliances and access out into the rear garden. The first floor boasts a spacious sitting room that features a delightful balcony, providing a serene view overlooking a woodland area. Completing the accomodation is the master bedroom with en suite, two further bedrooms and a separate family bathroom. Designed with modern living in mind, this property features gas central heating and double glazing throughout, as well as driveway parking and garage. This delightful townhouse is an excellent choice for those who are seeking a home within a quiet residential development with excellent transport links nearby.

Entrance Hall

Entrance door, stairs to first floor and radiator.

Cloakroom

WC, wash hand basin set in vanity unit with mixer tap, built-in boiler cupboard, radiator and double glazed window to front aspect.

Kitchen / Family Room 27'9 x 12'4 max (8.46m x 3.76m max)

Fitted kitchen comprising a range of base and eye level units with timber block work surfaces over, one and a half bowl single drainer stainless steel sink unit with mixer tap, built in double electric oven, inset five ring gas hob, built in fridge freezer, built in washing machine, built in dishwasher, large understairs storage cupboard, two radiators, and double glazed windows and French doors leading out to the garden.

First Floor Landing

Stairs to second floor and radiator.

Sitting Room 12'9 x 12'4 (3.89m x 3.76m)

Two sets of double glazed French doors opening to the balcony, and radiator.

Bathroom

Suite comprising 'P' shaped bath with mixer tap and rainfall shower over, wash hand basin set in vanity unit with mixer tap, built in WC, fully tiled walls, extractor fan and chrome towel rail.

Bedroom 10'4 x 10'4 + wardrobes (3.15m x 3.15m + wardrobes)

Double glazed window to rear aspect, two built-in double wardrobes, built-in airing cupboard and radiator.

Second Floor Landing

Radiator.

Bedroom 10'7 x 12'5 (3.23m x 3.78m)

Double glazed window to front aspect, two built in double wardrobes, built in single wardrobe and radiator.

En Suite

Suite comprising tiled shower cubicle, pedestal wash hand basin with mixer tap, WC, extractor fan and radiator.

Bedroom 11'4 x 12'5 (3.45m x 3.78m)

Double glazed window to rear aspect and radiator.

Front Garden

Laid to slate chippings with laurel hedging borders.

Rear Garden

Enclosed garden laid to artificial lawn with patio area, slate chippings and rear access gate to driveway.

Single Garage

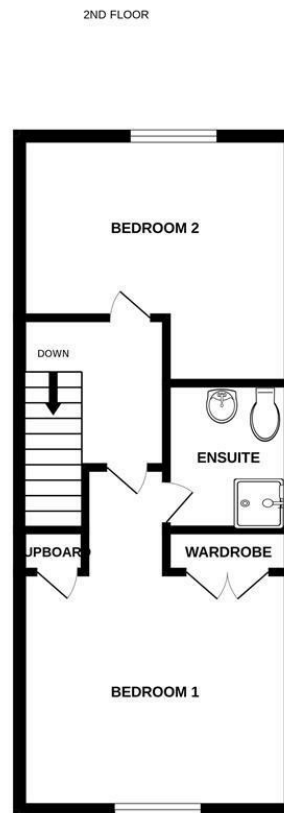
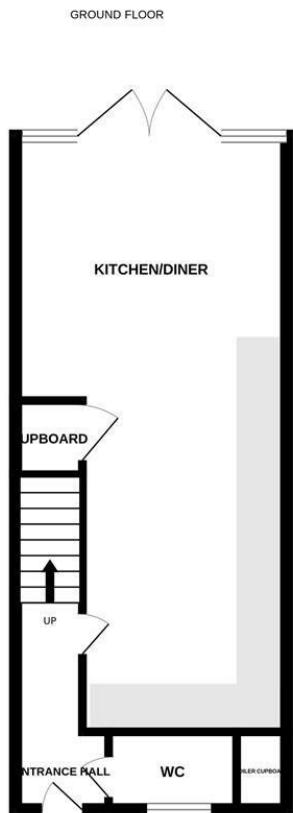
Up and over door. Power and light.

Agents Note

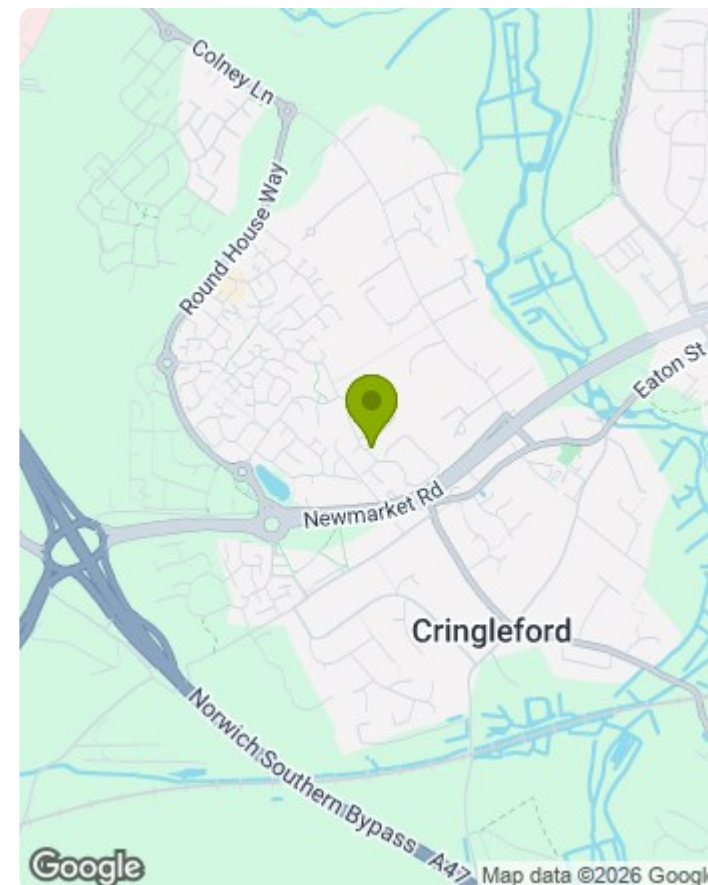
Council Tax Band D

The owners of this property own part of the mature woodland facing the property, including a magnificent Oak tree. They have occasionally carried out some maintenance on the land and have had the tree inspected. Please speak to our agency for further information.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
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