



Cromer Road, Norwich, NR6 6LZ

welcome to

Cromer Road, Norwich

William H Brown are thrilled to present this beautifully maintained and stylish three-bedroom semi-detached home, situated in the ever-popular village of Hellesdon. This property offers the perfect blend of modern living and comfort, making it an ideal choice for families. A truly turnkey home.



Entrance Porch

Upvc double glazed external entrance door opening to front aspect, dual aspect upvc double glazed windows to front and side aspects, with door opening to hallway.

Hallway

Giving access to living room, kitchen/dining room, store cupboard and stairs rising to first floor landing.

Living Room

Upvc double glazed bay fronted window, carpeted, radiator, dado rail, and feature fireplace with decorative surround.

Open Plan Kitchen/Dining Room

A range of modern fitted curved wall and base units with solid marble tops, breakfast bar, single bowl sink, electric hob, extractor fan, eye level integrated double oven, inset ceiling spotlights, door giving access to utility room, upvc double glazed external door to side and patio doors to rear aspect. Upvc double glazed windows to rear aspect.

Utility Room

Gas fired central heating boiler.

First Floor Landing

Giving access to three bedrooms, separate toilet, and bathroom.

Bedroom One

Upvc double glazed bay fronted window to front aspect, feature fireplace, picture rail, carpeted, and radiator.

Bedroom Two

Upvc double glazed window to rear aspect, and radiator.

Bedroom Three

Upvc double glazed window to rear aspect, wood flooring, and radiator.

Bathroom

Suite comprising bath with shower screen and attachment, wash basin set into a vanity unit, tiled walls, and upvc double glazed window to rear aspect.

Separate Toilet

Suite comprising toilet and upvc double glazed window to front aspect.

Outside

Driveway providing off-road parking for multiple vehicles to front aspect, this is complemented to the rear of the property by a lovingly cared for enclosed, landscaped garden with lawn, interspersed with an array of planters, shrubs, delightful patio with overhanging wisteria, and grape vine pergola. A decorative path leads to the impressive studio with power and a terrace, offering an ideal seating area for enjoying the summer months.

Agent's Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead



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welcome to

Cromer Road, Norwich

- 1920's Semi-Detached Family Home
- Three Bedrooms
- Open Plan Kitchen/Diner
- Utility Room
- Exceptional Landscaped Garden

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

offers in excess of

£375,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
HEL103559 - 0004

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.

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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