



**Waring Road, Norwich, NR5 8RL**

**welcome to**

**Waring Road, Norwich**

A well-presented and deceptively spacious three/four-bedroom semi-detached home offering flexible accommodation across two floors, together with a useful detached outbuilding incorporating a shed and outside WC



## Description

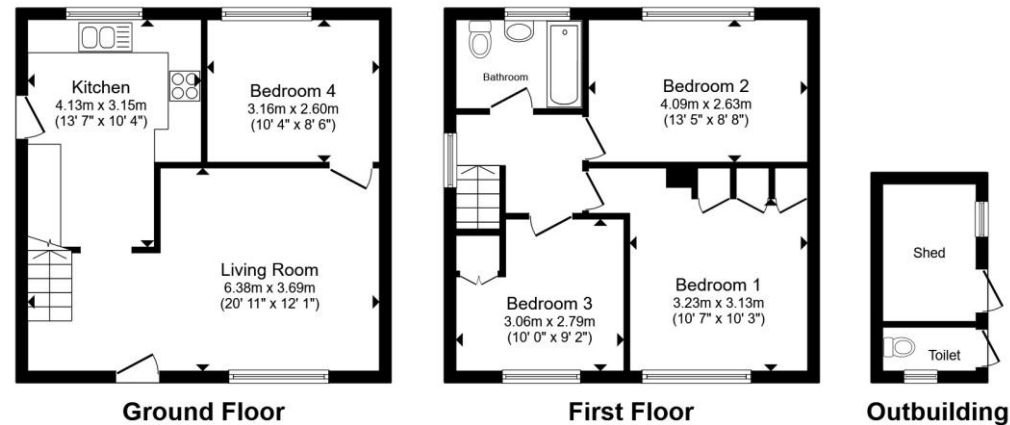
A well-presented and deceptively spacious three/four-bedroom semi-detached home offering flexible accommodation across two floors, together with a useful detached outbuilding incorporating a shed and outside WC. Ideally suited to families, first-time buyers or those working from home, the property provides bright and versatile living space throughout.

The ground floor comprises a generous living room measuring over 20ft in length, providing ample space for both seating and dining areas. The fitted kitchen offers a practical layout with a range of storage and worktop space, while an additional reception room/Bedroom 4 creates excellent flexibility for use as a guest bedroom, home office, playroom or second sitting room.

To the first floor are three well-proportioned bedrooms, including a spacious principal bedroom with fitted storage, together with a family bathroom.

Externally, the property benefits from a useful outbuilding with separate shed and WC facilities, offering excellent potential for storage, workshop use or further hobby space.

With a total floor area of approximately 938 sq. ft. (87.2 sq. m), this attractive semi-detached home combines practical living accommodation with adaptable space to suit a variety of lifestyles. Early viewing is highly recommended.



Total floor area 87.2 m<sup>2</sup> (938 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](http://www.propertybox.io)

  
william  
h brown



**view this property online** [williamhbrown.co.uk/Property/NOR144154](http://williamhbrown.co.uk/Property/NOR144154)



welcome to

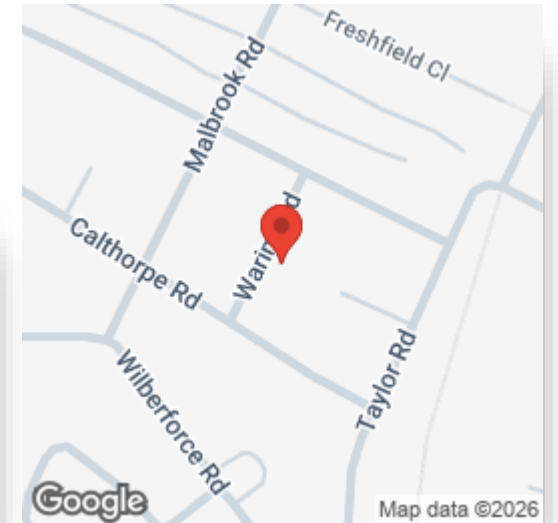
## Waring Road, Norwich

- Sought after location
- Three/ four bedrooms
- Convenient location
- Well presented through out
- Enclosed rear garden

Tenure: Freehold EPC Rating: E  
Council Tax Band: A

offers in the region of

**£240,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/NOR144154](http://williamhbrown.co.uk/Property/NOR144154)



Property Ref:  
NOR144154 - 0002

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.



william h brown



**01603 760044**



[norwich@williamhbrown.co.uk](mailto:norwich@williamhbrown.co.uk)



5 Bank Plain, NORWICH, Norfolk, NR2 4SF



[williamhbrown.co.uk](http://williamhbrown.co.uk)