









## welcome to

# **Lowry Cole Road, Norwich**

\*\*CHARACTER HOUSE\*\* This three bedroom detached house boasts a large living space, large wrap round enclosed rear garden, conservatory, garage and driveway parking. Early viewings essential!













#### **Entrance Porch**

Front entrance door, door to hall, UPVC double glazed front window.

#### Hall

Front entrance door, staircase to first floor landing, radiator.

### Lounge

17' 4" x 10' 9" ( 5.28m x 3.28m )

UPVC double glazed bay window to the front, French doors to the conservatory, wood burner, radiator.

### Conservatory

UPVC double glazed rear and side windows and door to the side.

#### Kitchen

17' 5" x 10' 9" ( 5.31m x 3.28m )

Fitted with a matching range of base, wall and drawer unit, work surfaces, sink unit and drainer, space for electric oven, built in cooker hood over, tiled flooring, UPVC double glazed bay front window and rear window, door to the utility room.

### **Utility Room**

Door to the side, plumbing for washing machine and dryer, tiled flooring and door to the cloakroom.

### Cloakroom

Fitted with a two piece white suite comprising WC, wash hand basin, tiled flooring, UPVC double glazed rear window.

### **First Floor Landing**

UPVC double glazed rear window, airing cupboard, access to loft space.

### **Bedroom One**

14' 1" x 9' 7" ( 4.29m x 2.92m )

UPVC double glazed front and side windows, radiator.

#### **Bedroom Two**

10' 8"  $\times$  10' 3" (  $3.25m \times 3.12m$  ) UPVC double glazed front and side windows, radiator.

#### **Bedroom Three**

8' 2" x 7' 7" ( 2.49m x 2.31m ) UPVC double glazed side window, radiator.

#### **Bathroom**

Fitted with a three piece white suite comprising bath with shower over, WC, wash hand basin, tiling, UPVC double glazed side window, radiator.

#### Outside

To the front of the property there is a shingled driveway which leads to the garage. To the rear of the property there is a large wrap round garden which is mainly laid to lawn with a patio.



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.





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# **Lowry Cole Road, Norwich**

- Detached Character House
- Three Bedrooms
- Conservatory
- Enclosed Wrap Round Garden
- Garage & Driveway Parking

Tenure: Freehold EPC Rating: D

guide price

£300,000

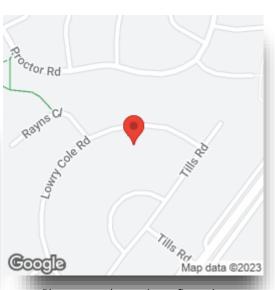
### directions to this property:

Head north on Magdalen Road, continuing onto Constitution Hill and over the mini roundabout. At the ring road roundabout, continue straight over then at the Woodman Public House traffic lights, continue straight over onto North Walsham Road and into Sprowston. Take the second left by the petrol station onto Tills Road, then right at the green, taking the first left into Lowry Cole Road, where the property can be found on your right.









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/SPR107167



Property Ref: SPR107167 - 0008 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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