



**Lowry Cole Road, Norwich NR6 7QY**



**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" x 10' 3" ( 3.25m x 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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welcome to

## 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

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Property Ref:  
SPR107167 - 0008

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