



Stonehouse Road, Norwich NR7 8AR

welcome to

Stonehouse Road, Norwich

William H Brown are extremely pleased to present this 3 bedroom semi-detached house. Extremely spacious through-out with the bonus of a utility room and ground floor cloakroom, along with outbuildings in the enclosed rear garden. Offered for sale with no upward chain and located close to amenities!



Entrance Hall

External entrance door opening to front aspect, radiator, under stair storage, stairs rising to first floor landing, laminate flooring, doors leading to kitchen and lounge.

Lounge

13' 7" x 12' 2" (4.14m x 3.71m)
Laminate flooring, TV point, large UPVC double glazed window to front aspect, radiator, door opening to:

Dining Room

8' 6" x 6' 8" (2.59m x 2.03m)
Laminate flooring, radiator, UPVC double glazed window to rear aspect, open plan to:

Kitchen

13' 2" x 8' 9" (4.01m x 2.67m)
Fitted kitchen comprising a comprehensive range of wall and floor mounted fitted kitchen and drawer units in grey gloss finish with matching work surfaces over, tiled splashbacks and surrounds, stainless steel sink and drainer unit, electric cooker with extractor fan hood over, gas hob, plumbing for dishwasher, UPVC double glazed window to rear aspect, door leading to:

Utility Room

Plumbing for washing machine, UPVC double glazed window to rear aspect and cloakroom. Door leading to conservatory.

Cloakroom

Matching w.c and corner sink unit, blurred UPVC double glazed window to side aspect.

Conservatory

16' x 9' 4" (4.88m x 2.84m)
Laminate flooring, door to front and rear of conservatory, UPVC double glazed windows.

First Floor Landing

UPVC double glazed window overlooking side aspect, doors opening to bedrooms and bathroom.

Bedroom One

10' 9" x 12' 2" (3.28m x 3.71m)
Radiator, laminate flooring, built in wardrobes providing storage space, UPVC double glazed window overlooking front aspect,

Bedroom Two

13' 7" x 9' (4.14m x 2.74m)
Radiator, laminate flooring, UPVC double glazed window overlooking rear aspect, loft hatch, airing cupboard housing combi boiler.

Bedroom Three

9' 3" x 7' 4" (2.82m x 2.24m)
Laminate flooring, radiator, built in wardrobes providing storage space, UPVC double glazed window overlooking front aspect.

Family Bathroom

Suite comprising matching white low level w.c, hand wash basin with storage under, shower cubicle with inset shower form mains, grey tiled flooring, white tiled walls and splashbacks, heated towel rail, UPVC double glazed blurred window overlooking rear aspect.

Outside

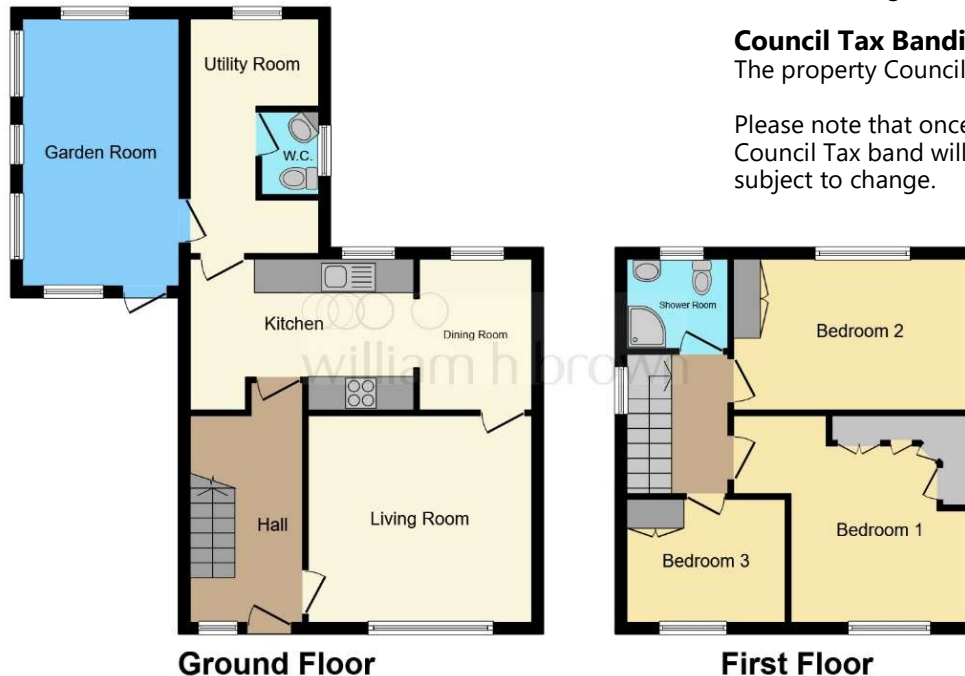
To the front of the property there is a pathway leading to the main entrance door with a small front garden with communal grass area. A gated access provides access to the side of the property which leads to the enclosed rear garden.

The rear garden is enclosed by a brick wall and timber fencing and includes a patio area, two separate lawned areas and two large timber sheds ideal for storage needs.

Council Tax Banding

The property Council Tax band is: B

Please note that once a sale goes through, the Council Tax band will be reviewed and may be subject to change.



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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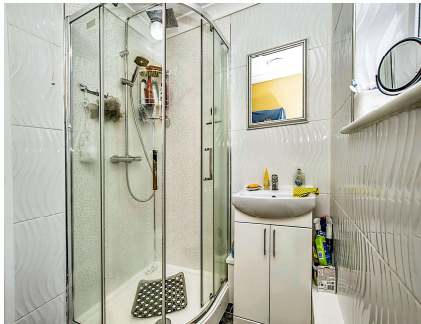
- NO UPWARD CHAIN
- Three Bedroom Semi-Detached House
- Close To Local Amenities And Bus Routes
- Conservatory And Utility Room
- Ground Floor Cloakroom With W.C

Tenure: Freehold EPC Rating: D

£250,000

directions to this property:

Heading north out of Norwich on Magdalen Street at the roundabout take the second exit onto Wroxham Road and turn left onto Cousins Hardy Road. Continue and turn right onto Stonehouse Road where the property is situated on your right.



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Please note the marker reflects the postcode not the actual property



Property Ref:
SPR107157 - 0006

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 426640



sprowston@williambrown.co.uk



Kiosk at Unit 1 Tesco Store, Blue Boar Lane,
NORWICH, Norfolk, NR7 8AB



williambrown.co.uk