



Mile Cross Lane, Norwich NR6 6SH

welcome to

Mile Cross Lane, Norwich

William H Brown are delighted to present this beautifully modernised two-bedroom semi-detached home, offering spacious and stylish accommodation throughout. Perfectly suited for first-time buyers, couples, or downsizers. This fantastic property is move-in ready, allowing you to enjoy your new home!



Accommodation

This impressive home has been tastefully updated to create a bright, contemporary, and welcoming living space. Upon entering, you are greeted by a generous lounge/dining room, offering an abundance of space for both relaxing and entertaining. This versatile area provides the perfect setting for modern day living, whether hosting guests or enjoying quiet evenings at home. The property features a modern kitchen fitted with sleek white cabinetry, delivering a clean and timeless look while also providing ample storage and preparation space. Upstairs, the home offers two well-proportioned bedrooms, including a spacious master bedroom with built-in wardrobes, maximising practicality without compromising on style. The second bedroom is ideal for use as a guest room, office or nursery. The accommodation is completed by a stunning bathroom, fitted with a beautiful bathtub and electric shower, creating a relaxing and functional space finished to a high standard. Externally, this property truly excels. The wrap-around garden extends to both the rear and side, offering a fantastic outdoor space, perfect for relaxing, entertaining, or family use. A standout feature is the versatile side area, which can be used as a social seating space, outdoor dining area, or even a car port. The property further benefits from a large private driveway, providing ample parking for multiple vehicles, and its position nicely set back from the main road, offering enhanced privacy and a peaceful setting.

Entrance Hall

External entrance door opening to front aspect, stairs rising to first floor landing, doors opening to lounge and kitchen.

Lounge

Wood effect flooring, bay fronted upvc double glazed window, feature fireplace with decorative surround, inset gas fire, and radiator. Opening to dining area.

Dining Room

Upvc double glazed patio doors opening to rear garden and radiator.

Kitchen

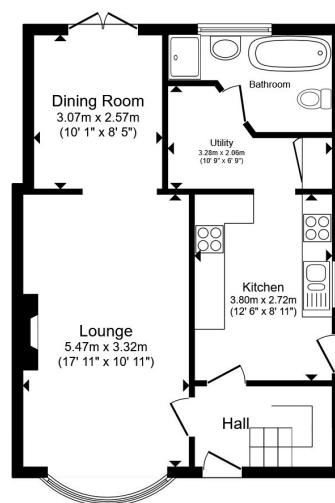
A modern kitchen with stylish white cabinetry with work surfaces over, single bowl composite sink and drainer, space for free-standing cooker, and fridge-freezer, extractor fan, tiled splash backs, plumbing for washing machine, upvc double glazed door and window to rear aspect. Opening to utility room.

Utility Room

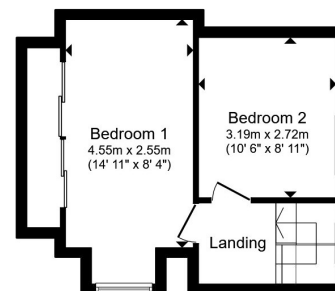
Wall unit, space for tumble dryer, and store cupboard. Opening to bathroom.

Bathroom

Contemporary bathroom suite with bath & electric shower, floor to ceiling tiling, wc, wash hand basin set into a vanity unit, and upvc double glazed window to rear aspect.



Ground Floor



First Floor

First Floor Landing

Giving access to both bedroom and access to insulated loft space.

Bedroom One

Generous sized double bedroom with built in wardrobe, upvc double glazed window to front aspect, and radiator.

Bedroom Two

Upvc double glazed window to side aspect, and radiator.

Outside

The front of the property is set well back from the road, and offers spacious parking for multiple vehicles, and offers a good degree of privacy. This is complemented to the rear of the property by a cottage style garden with a variety of mature planters interspersed with pathways, water feature and continues to a versatile covered side area - ideal for entertaining or car port with privacy gates.

Agent 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.

Total floor area 83.0 m² (893 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


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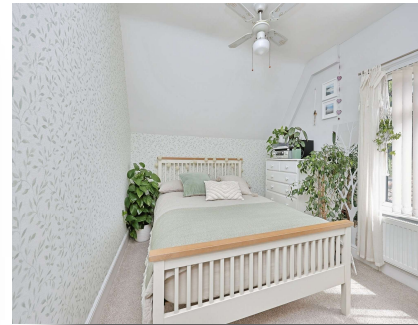
Mile Cross Lane, Norwich

- Semi-Detached Home
- Kitchen With Stylish White Cabinetry
- Two Generous Bedrooms
- Contemporary Bathroom
- Wrap-Around Garden

Tenure: Freehold EPC Rating: D
Council Tax Band: B

offers in excess of

£250,000



directions to this property:

From the inner ring road at the Boundary in Hellesdon, turn left onto Mile Cross Lane from the direction of Norwich Airport. The property can be found on the left-hand side past the Esso petrol station.



Please note the marker reflects the postcode not the actual property

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Property Ref:
HEL103595 - 0005

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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