# 1 RICHMOND CLOSE

Honingham, Norfolk, NR9 5BP

£450,000

BROWN & Co

# 1 RICHMOND CLOSE

## Honingham, Norfolk, NR9 5BP

**A detached four bedroom village house with a delightful garden and double garage. Offered to the market with no onward chain.**

### DESCRIPTION

No. 1 Richmond Close comprises a detached executive house built c1980 with later additions together with a double garage and gardens approaching 0.21 acres (stms). The house represents a wonderful opportunity for a wide range of buyers who are seeking a family home in a rural position with good access links to Norwich and London.

The house is approached to the front into a spacious entrance hall with access to the principal rooms. The sitting room with open fireplace enjoys access into the conservatory which provides views and access into the grounds. The dining room offers a great space for formal occasions and the kitchen enjoys fine views over the gardens. Further rooms to the ground floor include a utility room and a cloakroom.

To the first floor there are four double bedrooms and a family bathroom positioned off a spacious landing. The principal bedroom boasts fitted wardrobes and a delightful en-suite shower room. Bedrooms three and four also feature fitted wardrobes.

No. 1 Richmond Close enjoys a large driveway with parking for several vehicles. The gardens are quite delightful and enjoy a range of mature shrubs and borders together with a large lawned area and patio. There is a double garage with power and light.

The whole is offered with no onward chain.

Services – Oil fired central heating, mains drainage, mains water, mains electricity.

## LOCATION

Honingham is to the west of Norwich and south of the A47 which provides easy access into the cathedral city of Norwich and the market town of Dereham. The village is also ideally located for access to the Norfolk & Norwich University Hospital, the University of East Anglia and the Norwich Research Park. Further amenities consisting of a large Sainsbury's supermarket, M&S Food, Boots and many other retail outlets are located within 3 miles at Longwater retail park.

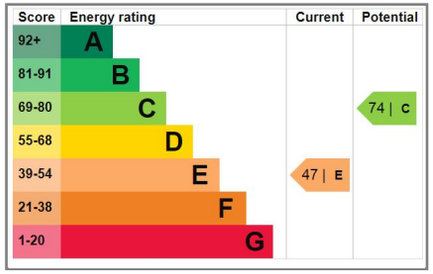
## DIRECTIONS

Leave Norwich via Dereham Road (A1074) and continue to the roundabout at the junction with the A47 Norwich southern bypass. Take the second exit, proceeding above the A47 and follow the signs on the second roundabout for (A47). Follow the A47 to the roundabout at the end of the southern bypass and take the second exit, remaining on the A47 to the Honingham roundabout. Take the first exit off the Honingham roundabout and then take a right turn onto Norwich Road. Continue for approximately 150 yards and then take a right turn into Richmond Close. The property is located on the left-hand side of the road.

## AGENT'S NOTES:

(1) The photographs shown in this brochure have been taken with a camera using a wide angle lens and therefore interested parties are advised to check the room measurements prior to arranging a viewing.
(2) Intending buyers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed.
(3) The seller is related to a member of staff at Brown & Co.

VIEWING Strictly by prior appointment through the selling agents' Norwich Office. Tel: 01603 629871



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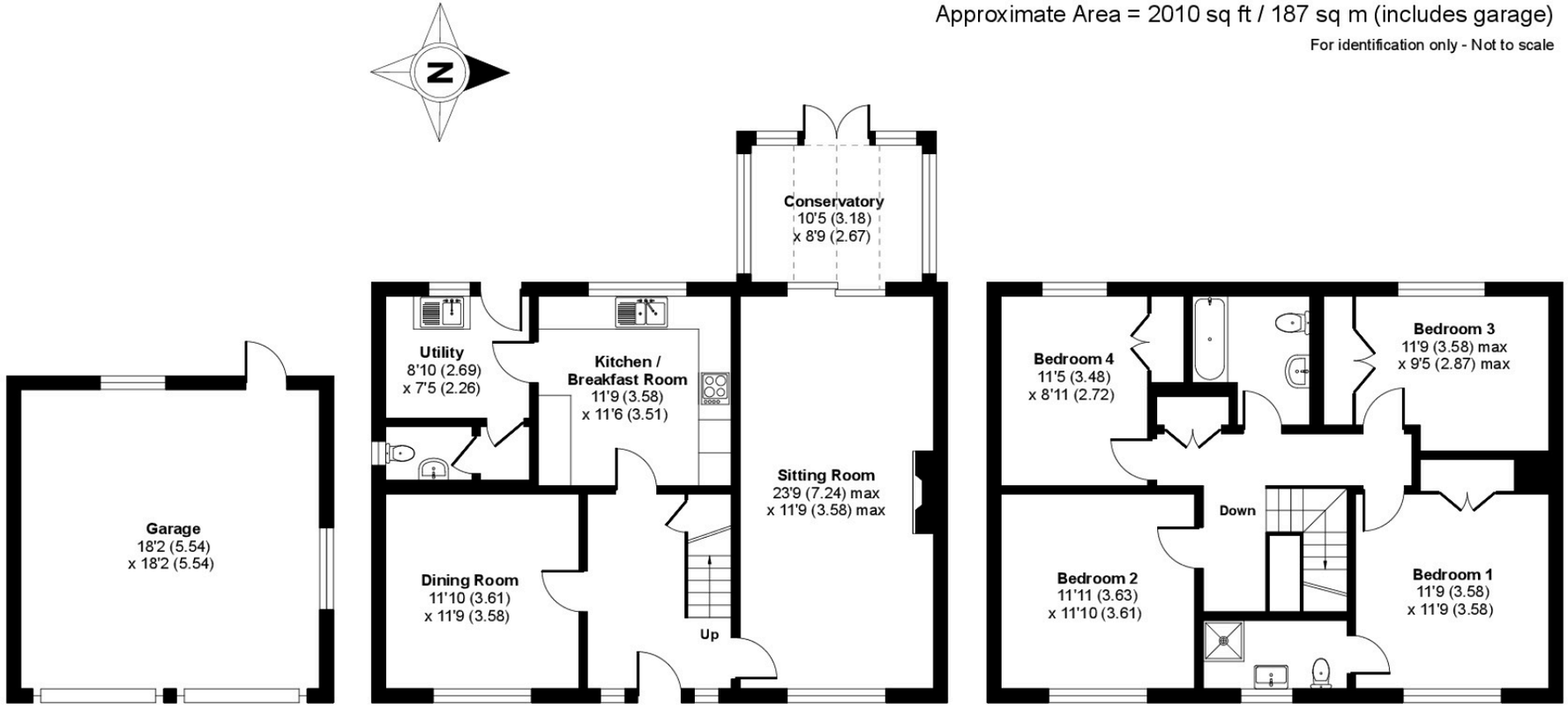
# Richmond Close, Honingham, Norwich, NR9

Approximate Area = 2010 sq ft / 187 sq m (includes garage)

For identification only - Not to scale




GROUND FLOOR

FIRST FLOOR

RICS Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2021. Produced for Brown & Co. REF: 751463

## IMPORTANT NOTICES

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