



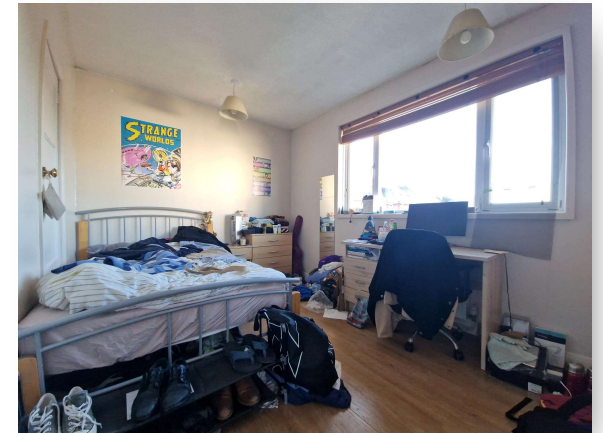
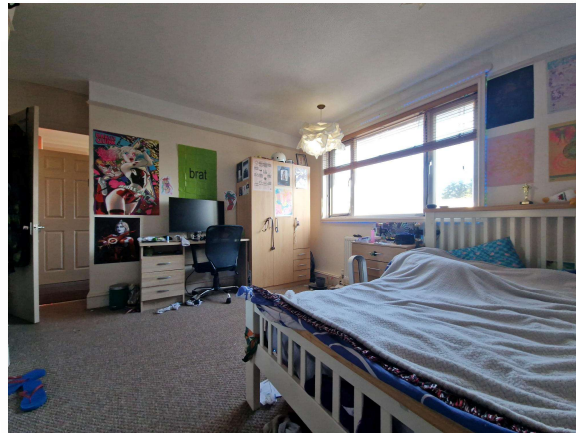
**Shepherd Close, Norwich NR5 8HS**

**welcome to**

**Shepherd Close, Norwich**

**\*\*CASH BUYERS ONLY\*\***

An extended property located on the doorstep of the UEA being sold with tenants in situ for 2026/2027 academic years!



### **Entrance Porch**

UPVC door to front aspect, double glazed window to side aspect, fitted cupboard for storage, door to entrance hall;

### **Entrance Hall**

Double glazed door to front aspect, laminate flooring, under stairs storage cupboard, radiator, stairs to first floor landing, doors to bedroom four and kitchen.

### **Bedroom Four**

12' max plus bay x 13' 7" ( 3.66m max plus bay x 4.14m )  
Double glazed bay window to front aspect, laminate flooring, radiator.

### **Kitchen**

8' 6" x 21' ( 2.59m x 6.40m )

Open plan kitchen with a comprehensive range of solid wood wall and base units work surfaces over, inset one and a half bowl sink and drainer, gas hob, electric oven, space for fridge, radiator, door to utility area, open to lounge / dining room;

### **Lounge / Dining Room**

10' 6" x 17' 3" ( 3.20m x 5.26m )

Three double glazed windows to rear aspect, three Velux windows, wood floor, open plan to kitchen, radiator, double glazed french doors to rear aspect leading to garden,

### **Utility Area**

Double glazed window to side aspect, plumbing and space for washing machine, vinyl flooring, radiator, double glazed door to side aspect leading to garden, door to bathroom;

### **Bathroom**

Double glazed window to side aspect, modern suite comprising bath with mains shower over and folding glass shower screen, pedestal sink, low level wc, vinyl flooring, extractor fan, chrome heated towel rail.

### **Landing**

Stairs leading from entrance hall to first floor

landing, double glazed window to side aspect, loft access, doors to all first floor bedrooms and bathroom.

### **Bedroom One**

12' x 12' plus recess ( 3.66m x 3.66m plus recess )  
Double glazed window to front aspect, two built in cupboards, radiator.

### **Bedroom Two**

8' 6" x 13' 5" ( 2.59m x 4.09m )

Double glazed window to rear aspect, built in cupboard, vinyl floor, radiator.

### **Bedroom Three**

9' 2" x 8' 5" max ( 2.79m x 2.57m max )

Double glazed window to rear aspect, laminate floor, radiator.

### **Bathroom**

Double glazed window to rear aspect, suite comprising bath with mixer tap and mains shower over, low level wc, wash hand basin, part tiled walls, vinyl flooring, chrome heated towel rail.

### **External**

The property is approached via a driveway providing off road parking. There is external storage that also houses the gas fired central heating boiler. To the rear there is an under cover decked area which provides access to the summer house whilst the main garden is paved.

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**view this property online** [williamhbrown.co.uk/Property/UNR106533](http://williamhbrown.co.uk/Property/UNR106533)



welcome to

## Shepherd Close, Norwich

- SEMI DETACHED HOUSE
- EXTENDED
- SOLD WITH TENANTS IN SITU
- FOUR BEDROOMS
- DRIVEWAY PARKING

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

offers over

**£240,000**



### directions to this property:

Head out of Norwich along the Earlham Road taking your third exit at the Fiveways roundabout onto Earlham Green Lane. Take a left hand turn into Cunningham Road, then left into Friends road bearing around to the right where Shepherd Close will be located on your right hand side.



Please note the marker reflects the postcode not the actual property

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Property Ref:  
UNR106533 - 0017

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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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