



Cromer Road, Norwich, NR6 6XA

welcome to

Cromer Road, Norwich

William H Brown Portfolio are proud to present an outstanding 3 bedroom detached residence in the desirable area of Hellesdon, Norwich. A genuine showstopper from the moment you arrive, this exceptional luxury home, offers space, versatility, fully fitted external EV charging point and power points!



Entrance Porch

External entrance door and windows to side aspect, further door opening to hallway.

Hallway

Stairs rising to first floor landing, storage cupboard, opening to snug and open-plan kitchen/dining room.

Snug/Optional 4th Bedroom

UPVC double glazed window to front aspect, and radiator.

Open Kitchen/Lounge/Dining

Kitchen/Dining Area

Stylist shaker wall and base units with work surfaces over, all appliances to remain and to include, breakfast island with wine chiller, American style fridge, electric hob, extractor fan, built in double oven, underfloor heating and inset ceiling speakers with blue tooth connection, roof lantern, integrated dishwasher, inset ceiling spot lights, and tri-fold door opening to rear garden.

Lounge

Fireplace with wood burning stove, radiator, and UPVC double glazed window to front aspect. Door opening to utility room.

Utility Room

Base unit with work surfaces over, plumbing for washing machine, space for tumble dryer, composite sink and drainer, radiator, and upvc double glazed door to side aspect and window to rear aspect, door to wc.

W.C.

Suite comprising toilet and wash hand basin.

First Floor Landing

Giving access to all three bedrooms, and bathroom.

Bedroom One

UPVC double glazed window to front aspect, and radiator.

Bedroom Two

Dual aspect UPVC double glazed windows to rear and front aspects, two built in wardrobes, and radiator. Opening to ensuite.

Ensuite

Suite comprising walk-in waterfall shower, vanity unit with inset wash hand basin, and wc.

Bedroom Three

UPVC double glazed window to rear aspect, and radiator.

Bathroom

Suite comprising p-shaped bath, tiled splash backs, vanity unit with inset wash hand basin, wc, extractor fan, heated towel rail, and upvc double glazed window to rear garden.

Outside

Patio seating area with a pergola covering directly outside the kitchen, paved pathways leading to an array of outbuildings. Retaining flower beds complimenting the patio complete with established and well manicured plants and shrubs. Additionally the garden is bordered by trees providing a good deal of privacy. The property further benefits from EV charging point and outdoor electrical sockets.

Outbuildings

Outbuilding 1. Lovely office/study, full electrics and carpet flooring.

Outbuilding 2. Being used as Kennel currently. fitted kitchen and electrics.

Outbuilding 3. Full electrics. UPVC windows and doors.

Outbuilding 4. Full electrics. UPVC windows and doors.

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.



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welcome to

Cromer Road, Norwich

- Exclusive Portfolio Property
- Detached Three Bedroom Family Home
- Stunning Extended Kitchen with Integrated Ceiling Speakers
- Beautiful Dark Green Shaker-Style Kitchen Units
- Principal Bedroom with En Suite & Built-In Wardrobes

Tenure: Freehold EPC Rating: C

Council Tax Band: D

offers in excess of

£525,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HEL103652 - 0004

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.

directions to this property:

From the W H Brown office of Reepham Road in Hellesdon, proceed in the direction of Norwich city, and at the roundabout turn left onto Middletons Lane. At the traffic lights adjacent to Norwich International Airport turn right onto Holt Road. Continue straight along the Cromer Road past the Tesco Express and petrol station. The property can be found on the left-hand side.



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