

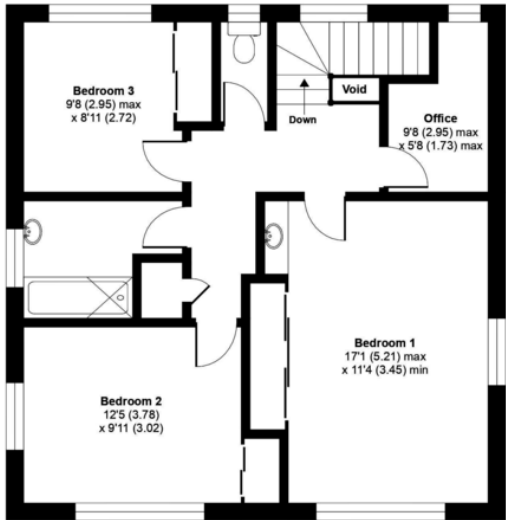


Mile End Road | Norwich | NR4 7QX  
Guide Price £675,000

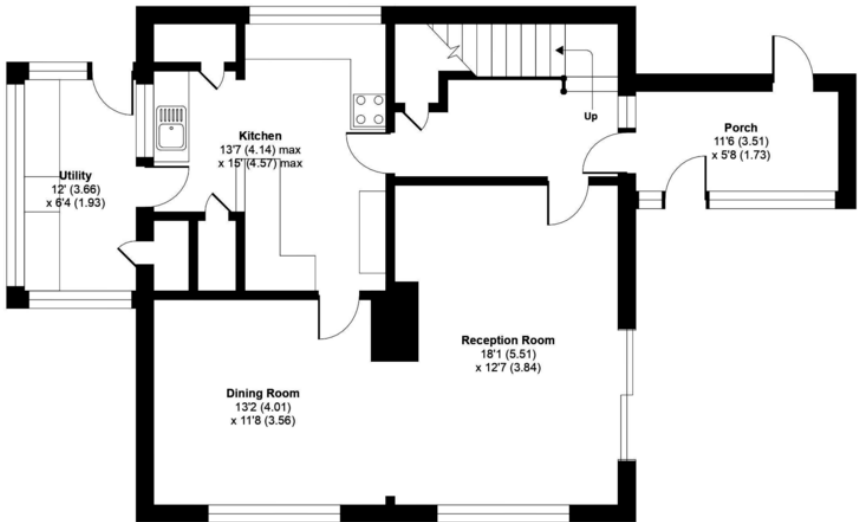


Mile End Road, Norwich, NR4

Approximate Area = 1594 sq ft / 148.1 sq m (excludes void)  
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2020. Produced for Websters of Norwich. REF: 608231



- Detached Family Home
- Two Cloakrooms
- Utility Room
- In Need Of Some Refurbishment
- Ample Storage Including Summerhouse
- Large Rear Garden
- Two Spacious Reception Rooms
- Ample Off Street Parking And Garage
- No Onward Chain

GUIDE PRICE £675,000 - £700,000. Websters Estate Agents are delighted to offer this rarely available detached family home set on a large plot of 0.46 of an acre (STSS) within Norwich's Golden Triangle. The property comes with no onward chain, ample off street parking and a large rear garden. In brief, the property comprises; sitting room, dining room, kitchen, utility room, cloakroom, three bedrooms, fourth bedroom / study, upstairs cloakroom, family bathroom and a garage.

For further info or to arrange a viewing call 01603 670646 or email enquiries@webstersofnorwich.co.uk

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**PORCH** Glazed front door with two side windows, door to greenhouse and tiled flooring. Obscure glazed door to:

**ENTRANCE HALL** Doors to sitting room, kitchen and cloakroom, carpeted stairs to the first floor, radiator and parquet flooring.

**CLOAKROOM** Low set WC, corner wall mounted hand wash basin with tiled splash back, obscure casement window to the rear aspect and wooden flooring.

**SITTING ROOM** 17' 10" x 11' 10" (5.46m x 3.62m) Double doors to the driveway with secondary glazing, casement window to the front aspect with secondary glazing, gas coal effect fireplace with tiled hearth and brick surround, floor laid to carpet, coving and a radiator. Opening to:

**DINING ROOM** 11' 5" x 12' 4" (3.48m x 3.76m) Casement window to the front aspect with secondary glazing and parquet flooring. Door to:

**KITCHEN** 15' 3" x 13' 10" (4.67m x 4.24m) Comprising a range of wall and base units with laminate work tops, free standing electric cooker with extractor hood over, inset stainless steel sink with mixer tap and double drainer, tiled splash back, two casement windows to the rear and side aspects, pantry cupboard, floor laid to carpet and a radiator. Obscure glazed door to:

**UTILITY ROOM** 11' 11" x 5' 11" (3.65m x 1.82m) Comprising a range of base units with laminate work tops, space and plumbing for washing machine and tumble dryer, built in storage, casement windows to the rear and side aspects, glazed door to the rear garden and floor laid to carpet.

**LANDING** Doors to all bedrooms, study, bathroom and cloakroom, loft hatch, large casement window to the rear aspect, airing cupboard and floor laid to carpet.

**BEDROOM 1** 12' 9" x 17' 9" (3.90m x 5.42m) Double bedroom with a large fitted wardrobe space, hand wash basin set into vanity with tiled splash back, double glazed window to the front aspect, floor laid to carpet and a radiator.

**BEDROOM 2** 9' 10" x 12' 2" (3.01m x 3.72m) Double bedroom with a double glazed window to the front aspect, casement window to the side aspect with secondary glazing, built in wardrobe, floor laid to carpet and a radiator.

**BEDROOM 3** 8' 10" x 10' 0" (2.70m x 3.07m) Double bedroom with a casement window to the rear aspect, fitted wardrobe, floor laid to carpet and a radiator.

**STUDY / BEDROOM** 4' 9" 5" x 5' 8" (2.88m max x 1.74m max) Casement window to the rear aspect, built in storage, floor laid to carpet and a radiator.

**BATHROOM** Wood panel bath with shower over, tiled backing and glass screen, pedestal hand wash basin, heated towel rail, obscure casement window to the side aspect and floor laid to carpet.

**CLOAKROOM** Low set WC, obscure casement window to the rear aspect and floor laid to carpet.

**REAR GARDEN** The substantial and beautifully presented rear garden is mainly laid to lawn with a generous patio alfresco area leading off the back of the house. There are pathways running along each side of the garden that run to a fenced area at the rear that has a further lawned area, mature vegetable patches, summerhouse with power, a shed storage space and mature hedge borders. There is also a further shed storage space and greenhouse in the back garden, a second greenhouse leading off the back of the porch area, a workshop behind the garage with power and lighting along with side access to the front garden from either side of the house.

