



Mile Cross Lane, Norwich NR6 6TZ

welcome to

Mile Cross Lane, Norwich

William H Brown are pleased to present this three-bedroom semi-detached home, situated within the popular suburb of Hellesdon, Norwich. Offering spacious accommodation, a generous rear garden and plenty of scope for improvement, this property is an excellent opportunity for first-time buyers.



Accommodation

This three-bedroom semi-detached property offers generous living accommodation and fantastic potential throughout. Upon entering the property, you are welcomed into an entrance hall leading through to a spacious lounge, providing a comfortable setting for everyday family life. The kitchen offers a practical layout with ample storage and worktop space, whilst presenting an excellent opportunity for updating and personalisation to suit modern tastes. A particular benefit of the ground floor is the addition of a convenient WC, ideal for both residents and visiting guests. To the first floor, the property offers three well-proportioned bedrooms, making it suitable for growing families, those working from home, or buyers requiring additional guest accommodation. The family bathroom serves the first floor and, like much of the property, offers scope for modernisation. Externally, one of the property's standout features is its substantial rear garden. Rarely available in properties of this type, the garden provides an exceptional amount of outdoor space for families, keen gardeners, entertaining guests or simply enjoying the outdoors. Subject to the necessary permissions, there may also be potential for future extension. To the front, the property benefits from a driveway providing off-road parking. Whilst requiring some updating throughout, the property offers buyers a fantastic opportunity to create a home tailored to their own style and requirements.

Entrance Hall

Upvc double glazed external entrance door opening to front aspect, window to side aspect, stairs rising to first floor and door opening to lounge.

Lounge

Upvc double glazed window to front aspect, open fireplace with surround, radiator, wood flooring, upvc double glazed patio doors opening to rear aspect. Door opening to kitchen.

Kitchen

A range of wall and base units with work surfaces over, built in electric oven, gas hob, extractor fan, plumbing for washing machine, space for fridge freezer, single bowl sink and drainer, dual aspect upvc double glazed windows to front and rear, and external entrance door to rear aspect. Door opening to wc.

Wc

Suite comprising wc, wash basin, upvc double glazed window to front aspect, and storage cupboard.

First Floor Landing

Upvc double glazed window to front aspect, storage cupboard, and doors opening to all bedrooms and bathroom.

Bedroom One

Dual aspect upvc double glazed windows to rear and front aspects, and radiator.

Bedroom Two

Upvc double glazed window to rear aspect, and radiator.

Bedroom Three

Upvc double glazed window to rear aspect, and radiator.

Bathroom

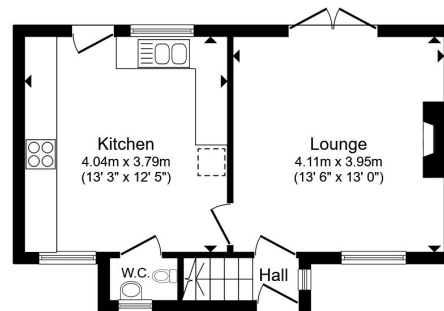
Suite comprising panelled bath with shower screen, attachment, wc, radiator, and upvc double glazed window to front aspect.

Outside

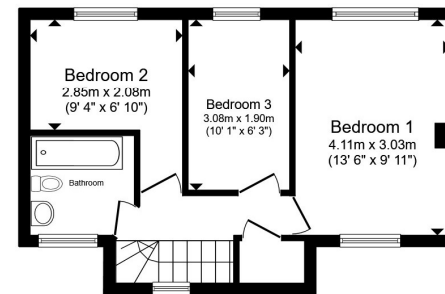
The front elevation provides off-road parking, and scope for landscaping. Enclosed in the main by panelled fencing. This is complemented to rear of the property by an established and mature garden which is mainly laid to artificial grass. There is also a variety of shrubs, planters, trees, and decking, ideal for enjoying the summer months.

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.



Ground Floor



First Floor

Total floor area 69.7 m² (750 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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welcome to

Mile Cross Lane, Norwich

- Semi-Detached House
- Three Bedrooms
- Easy Access To Norwich City Centre
- A Strong Community Atmosphere
- Nearby Parks And Green Spaces

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

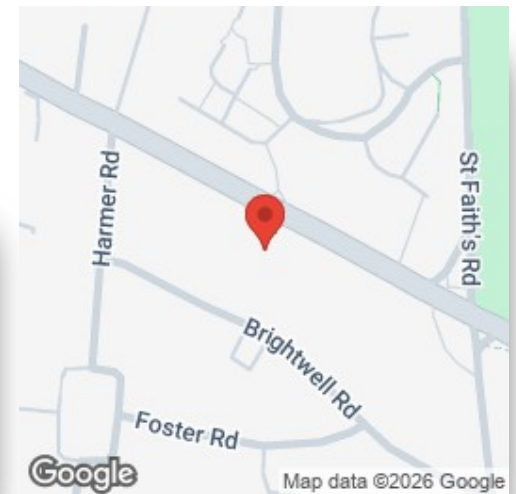
offers in excess of

£220,000



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 right-hand towards the end of Mile Cross Lane identified by our W H Brown for sale board.



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HEL103641



Property Ref:
HEL103641 - 0002

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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