

Features

- Detached Four Bedroom House
- Cloakroom, En suite & Bathroom
- Garage & Carport
- Lounge, Dining Room & Study

Tenure

Freehold



Offers in excess of **£450,000**

Broadland Drive, Norwich, Norfolk, NR13 5BT

This four bedroom detached house has much to offer any purchaser looking for comfortable living accommodation. With accommodation comprising of Entrance Hall, Cloakroom, Lounge, Dining Room, Two Conservatories, Study & Kitchen to the ground floor. To the first floor there are Four Bedrooms with Ensuite to the Master Bedroom and a family bathroom. Outside the property offers gardens surrounding the property, driveway, carport and a Garage. Call now to arrange a viewing.



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Property Description

Entrance Porch

With double glazed door leading to the Entrance Hall.

Entrance Hall

With stairs rising to the first floor, carpet flooring, wall mounted radiator, coving and doors leading to the Lounge, Cloakroom, Study, Kitchen and Dining Room.

Cloakroom

Fitted with a two piece suite comprising of a vanity unit with inset hand wash basin, low level w.c, fully tiled, uPVC obscure double glazed window to the side aspect and a heated towel rail.

Study

With a uPVC double glazed window to the side aspect, under stair storage, wall mounted radiator and carpet flooring.

Lounge

With uPVC double glazed windows to the front and side aspect, coved and textured ceiling, featured gas fire with exposed brick chimney breast, television point, two wall mounted radiators and carpet flooring.

Dining Room

With sliding doors leading out to the Conservatory, wall mounted radiator, coved and textured ceiling and carpet flooring.

Conservatory/Lean to

Brick base with uPVC double glazed windows to the rear and side aspect, double glazed door leading to the garden, tiled flooring and door leading into the Garage.

Kitchen

Fitted with a range of wall, base and drawer units with rolled edge work surface over, tiled splash backs, inset sink drainer unit with swan neck mixer tap over, two integrated electric ovens with electric hob with concealed extractor fan over, integrated dishwasher, integrated fridge freezer, space and plumbing for a washing machine and tumble dryer, tiled flooring, uPVC double glazed windows to both sides, wall mounted radiator and doors leading to the entrance hall and conservatory/lean to.



Conservatory

Brick base with uPVC double glazed windows to the rear and side aspect, double glazed door leading to the rear garden, carpet flooring, wall lights and wall mounted radiator and electric heater.

Landing

With doors to all rooms, uPVC double glazed window to the side aspect, airing cupboard, loft access and carpet flooring.

Master Bedroom

With a uPVC double glazed window to the rear aspect, fitted with a range of modern wardrobes, carpet flooring, coved and textured ceiling, door to the eaves storage and door leading to the En-suite.

En-suite

Fitted with a three piece suite comprising of low level w.c with concealed cistern, vanity unit with inset wash basin, shower cubicle with mains shower, fully tiled, sky light window and wall mounted radiator.

Bedroom 2

With uPVC double glazed window to the rear aspect, wall mounted radiator, carpet flooring, textured and coved ceiling and recessed down lights.

Bedroom 3

With uPVC double glazed window to the front aspect, wall mounted radiator, carpet flooring and coved and textured ceiling.

Bedroom 4

With uPVC double glazed window to the front aspect, wall mounted radiator, carpet flooring and coved and textured ceiling.

Bathroom

Fitted with a three piece suite comprising of large vanity unit with inset wash basin, low level w.c with concealed cistern, walk in shower with glass screen, obscure uPVC double glazed window to the side aspect, heated towel, fully tiled and recessed down lights.

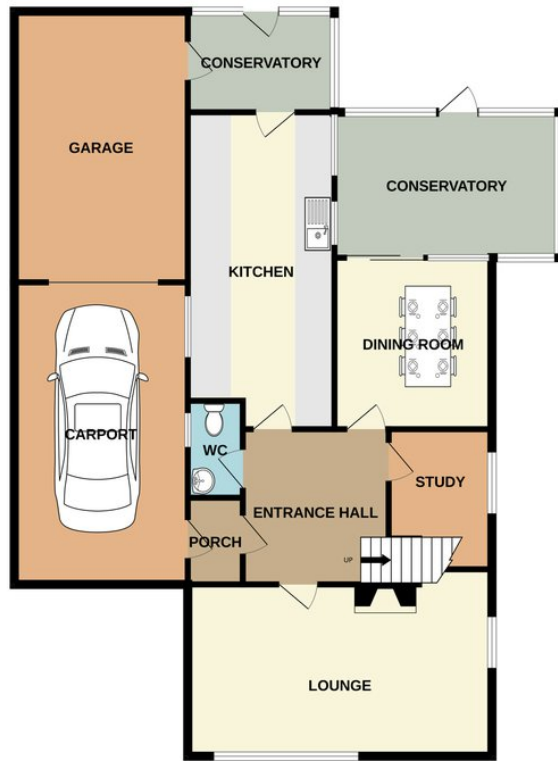
Garage

With up and over door, power and light, work bench, wall mounted gas boiler and door leading into the lean to.

Outside

The garden to the front features a extensive brick weave driveway leading to the carport and to the single garage. The low maintenance rear garden is mostly paved including numerous flower and shrubs, nestled within shingled areas all surrounded by timber framed fencing, side access to the front and trees to the rear making this a very secluded area.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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