

HADLEY TAYLOR

44 WELSFORD ROAD, NORWICH NR4 6QG

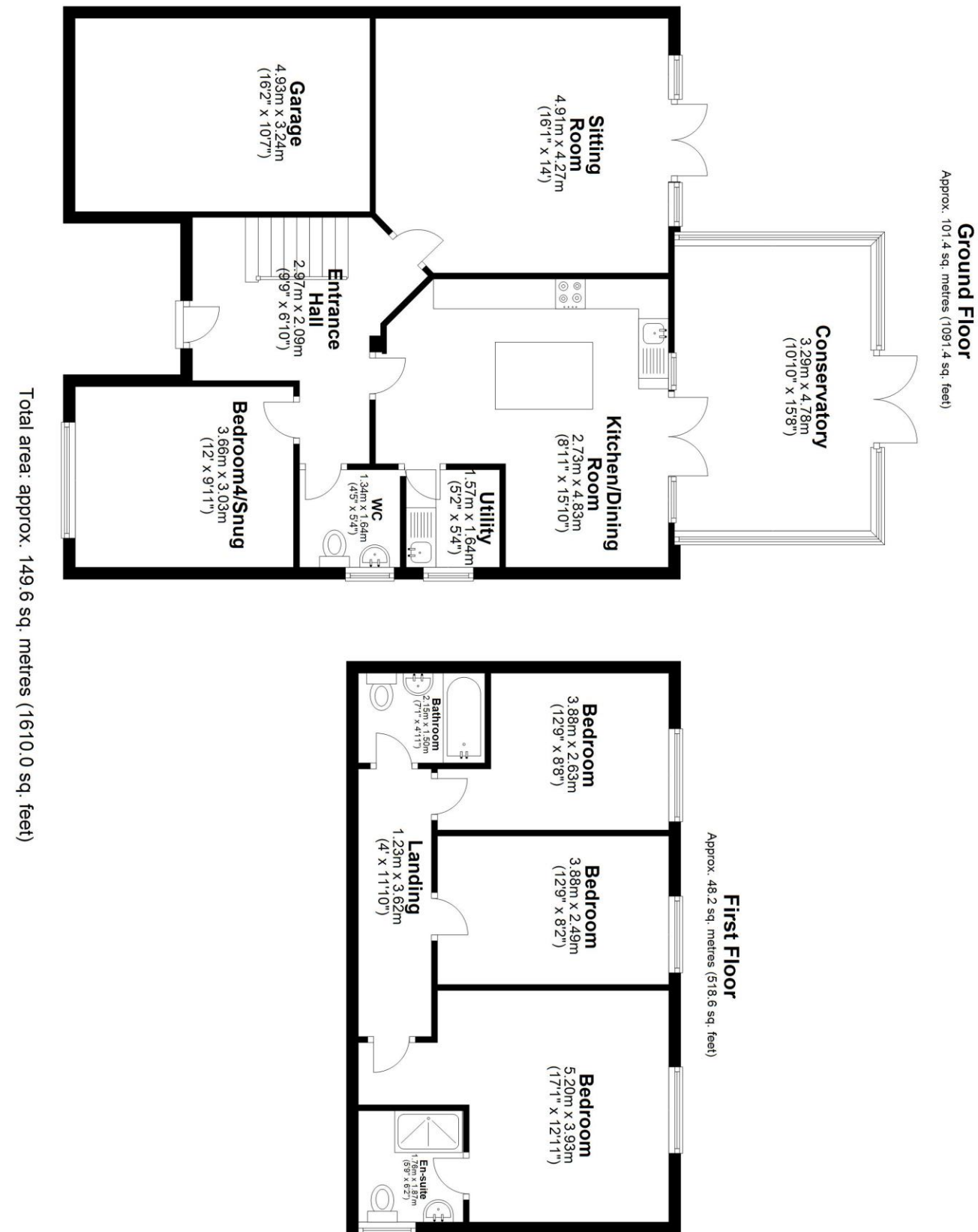
DETACHED FAMILY HOUSE LOCATED ON EATON RISE WITH ENTRANCE HALL, SITTING ROOM, SNUG/BEDROOM 4, KITCHEN/DINER, CONSERVATORY, UTILITY ROOM, GROUND FLOOR CLOAKROOM, 3 FIRST FLOOR BEDROOMS, FAMILY BATHROOM, EN-SUITE SHOWER ROOM, GARAGE, HOT TUB, DOUBLE GLAZING, GAS FIRED CENTRAL HEATING AND A WEST FACING REAR GARDEN ENERGY RATING D



GUIDE PRICE £550,000



Hadley Taylor Estate Agents, 37a Leopold Road, Norwich, NR4 7PJ
Tel: 01603 250248 www.hadleytaylor.com



Note: Hadley Taylor for themselves and for the vendor or lessees of this property whose agents they are given notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of, an offer or contract: (ii) all descriptions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchaser or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Hadley Taylor has any authority to make or give any representation or warranty whatever in relation to this property.

Location

The property is located within a mile and a half of the centre of Norwich, the cathedral city and regional centre of East Anglia. The city boasts a lively night life, cultural and social activities as well as good shopping and an historic centre. State, faith and independent schools for all age groups, local shopping facilities, public houses and parks are all within walking distance. The University of East Anglia and the Norfolk and Norwich University Hospital are also close by. From Norwich there is a half hourly main line rail service to London Liverpool Street with a fastest journey time of one hour and forty minutes.

Accommodation

The ground floor accommodation comprises entrance hall, sitting room with fireplace and patio doors to the rear garden, snug with wood burner, kitchen/diner, conservatory, utility room and cloakroom. On the first floor there are three bedrooms, a family bathroom off the landing plus an en-suite shower room to the main bedroom. The property is well presented throughout and benefits from gas fired central heating and double glazing.

Outside

The front garden is mainly paved providing off road parking with shrubs and a driveway leading to the garage. The west facing rear garden backs onto the grounds of CNS school and is laid to lawn with hot tub, shrub borders, timber garden shed, patio and side access.

Directions

Leave Norwich on Newmarket Road, cross over the outer ring road, take the next left hand turn into Eaton Road, turn right into Welsford Road, turn right at the T-junction and the house can be found on the right hand side of the road.

Local Authority

Norwich City Council

Services

We understand that mains electricity, gas, water and sewerage are connected to the property.

Viewing

Strictly through Vendor's sole agents: Hadley Taylor 01603 250 248

Selling your home

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Hours of Business

Monday to Friday: 0900 – 1730

Saturdays: 0930 – 1500



Sitting Room



Snug



Kitchen/Diner



Bedroom 1



Rear Garden



Conservatory