

HADLEY TAYLOR

2B UPTON ROAD, NORWICH NR4 7PA

EXCELLENTLY PRESENTED DETACHED CHALET LOCATED IN THE CITY'S FINEST RESIDENTIAL AREA WITH 24' SITTING ROOM, DINING ROOM, STUDY, KITCHEN, 4 BEDROOMS, BATHROOM, SHOWER ROOM, EN-SUITE, MATURE GARDENS, GARAGE, GAS FIRED CENTRAL HEATING DOUBLE GLAZING AND NO ONWARD CHAIN ENERGY RATING C



Sitting Room



Dining Room



Kitchen



Bedroom 1



Rear Garden



Front Garden



GUIDE PRICE £875,000



**Hadley Taylor Estate Agents, 37a Leopold Road, Norwich NR4 7PJ
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Location

The property is located within two miles 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. Eaton Park, a Waitrose supermarket, 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 24' double aspect sitting room with fireplace, dining room, well fitted modern kitchen with integrated appliances, study, bedroom/snug and shower room. On the first floor there is a study landing, three further bedrooms, a family bathroom and an en-suite shower room to bedroom one. The property is excellently presented throughout and benefits from gas fired central heating, double glazing and an excellent energy rating.

Outside

The front garden is laid to lawn with patio, trees, shrub borders and a brick weave driveway leading to the garage. The south west facing rear garden is laid to lawn with patio, shrub borders, summer house, numerous mature trees and side access via the mature side garden. There is a large attached garage/workshop with power, light and a roller shutter door.

Directions

Leave the city on Newmarket Road, cross over the outer ring road, take the second right hand turn into Upton Road and the property can be found on the left 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

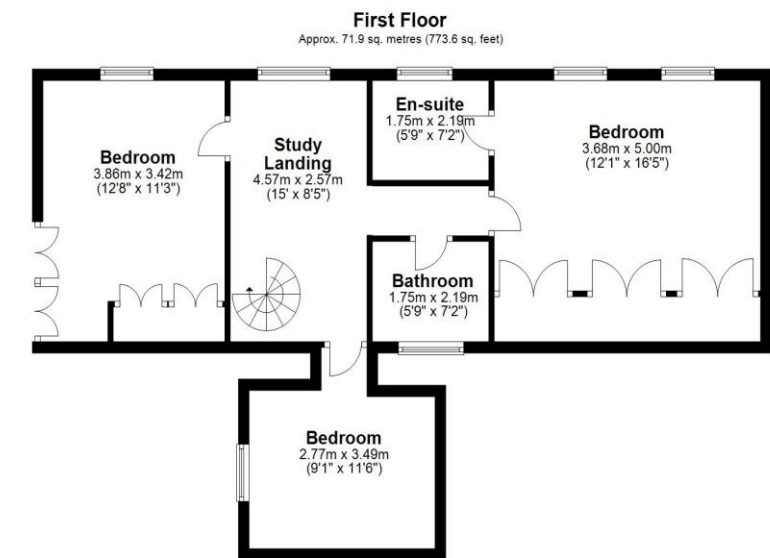
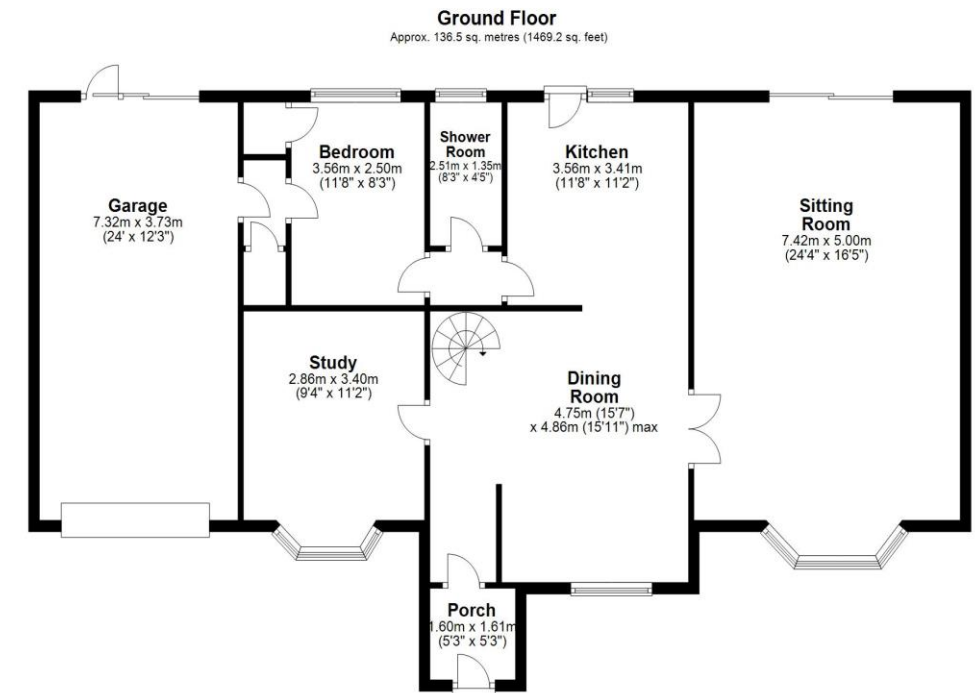
Strictly through Vendor's sole agents: Hadley Taylor 01603 250 248

Selling your home

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Hours of Business:

Monday to Friday: 0900 – 1730, Saturdays: 0930 – 1500.



Total area: approx. 208.4 sq. metres (2242.7 sq. feet)

