

# HADLEY TAYLOR

**44 UPTON CLOSE, NORWICH NR4 7PD**

**DETACHED BUNGALOW LOCATED IN THE CITY'S FINEST RESIDENTIAL AREA WITH ENTRANCE HALL, SITTING ROOM, DINING ROOM, 3 DOUBLE BEDROOMS, KITCHEN, UTILITY ROOM, FAMILY SHOWER ROOM, EN-SUITE BATHROOM, SOUTH WEST FACING REAR GARDEN, LARGE GARAGE, GAS FIRED CENTRAL HEATING, DOUBLE GLAZING AND NO ONWARD CHAIN ENERGY RATING C**



**Sitting Room**



**Dining Room**



**Kitchen**



**Bedroom 1**



**Bedroom 2**



**Garden**



**GUIDE PRICE £650,000**



**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 accommodation comprises entrance hall, sitting room with bay window and fireplace, dining room with patio doors to the rear garden, 3 double bedrooms with built in wardrobes, family shower room, en-suite bathroom, cloakroom, kitchen and utility room. The property is well presented throughout and benefits from double glazing and gas central heating.

## Outside

The front garden is laid to lawn with shrub borders and off-road parking for several vehicles. The south-west facing rear garden is laid to lawn with shrub borders, patio, summer house and side access down each side of the property. The integral garage has power, light and an up and over door.

## Directions

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