

# HADLEY TAYLOR

**55 LOWTHER ROAD, NORWICH NR4 6QN**

**EXCELLENTLY PRESENTED DETACHED BUNGALOW SITTING ON A LARGER THAN AVERAGE PLOT LOCATED ON POPULAR EATON RISE WITH ENTRANCE HALL, SITTING ROOM, DINING ROOM, MODERN FITTED KITCHEN WITH GRANITE WORK TOPS, 3 BEDROOMS, BATHROOM, GARAGE, GAS FIRED CENTRAL HEATING, DOUBLE GLAZING, 90' REAR GARDEN AND NO ONWARD CHAIN  
ENERGY RATING C**



**Sitting Room and Dining Room**



**Sitting Room**



**Kitchen**



**Bedroom 1**



**Bathroom**



**Rear Garden**



**GUIDE PRICE £495,000**



**Hadley Taylor Estate Agents, 37a Leopold Road, Norwich, NR4 7PJ  
Tel: 01603 250248 email: sales@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 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. Schools for all age groups, local shopping facilities, public houses, Danby Park, Danby Woods and Marston Marshes are all within walking distance. The University of East Anglia and the Norfolk and Norwich Hospital are also close by.

## Accommodation

The accommodation comprises entrance hall, sitting room with fireplace and bay window opening onto a dining room, modern fitted kitchen with granite work tops, three bedrooms and bathroom. The property is excellently presented throughout and benefits from solid wood floors, double glazing and gas fired central heating.

## Outside

There is a walled front garden laid to shrub borders with a driveway leading to the garage and a path leading to the front door. The rear garden is about 90' long, laid to lawn with a patio, shrub borders, two brick built garden stores, a timber summer house and side access. The detached brick built garage has an up and over door, power and light. Behind the garage there is a brick built laundry room with a sink, plumbing for washing machine, light and power.

## Directions

Leave Norwich on Newmarket Road, cross over the outer ring road, turn left into Eaton Road, take the second right hand turn into Welsford Road, follow the road round to the right and take a right hand turn into Lowther Road. 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

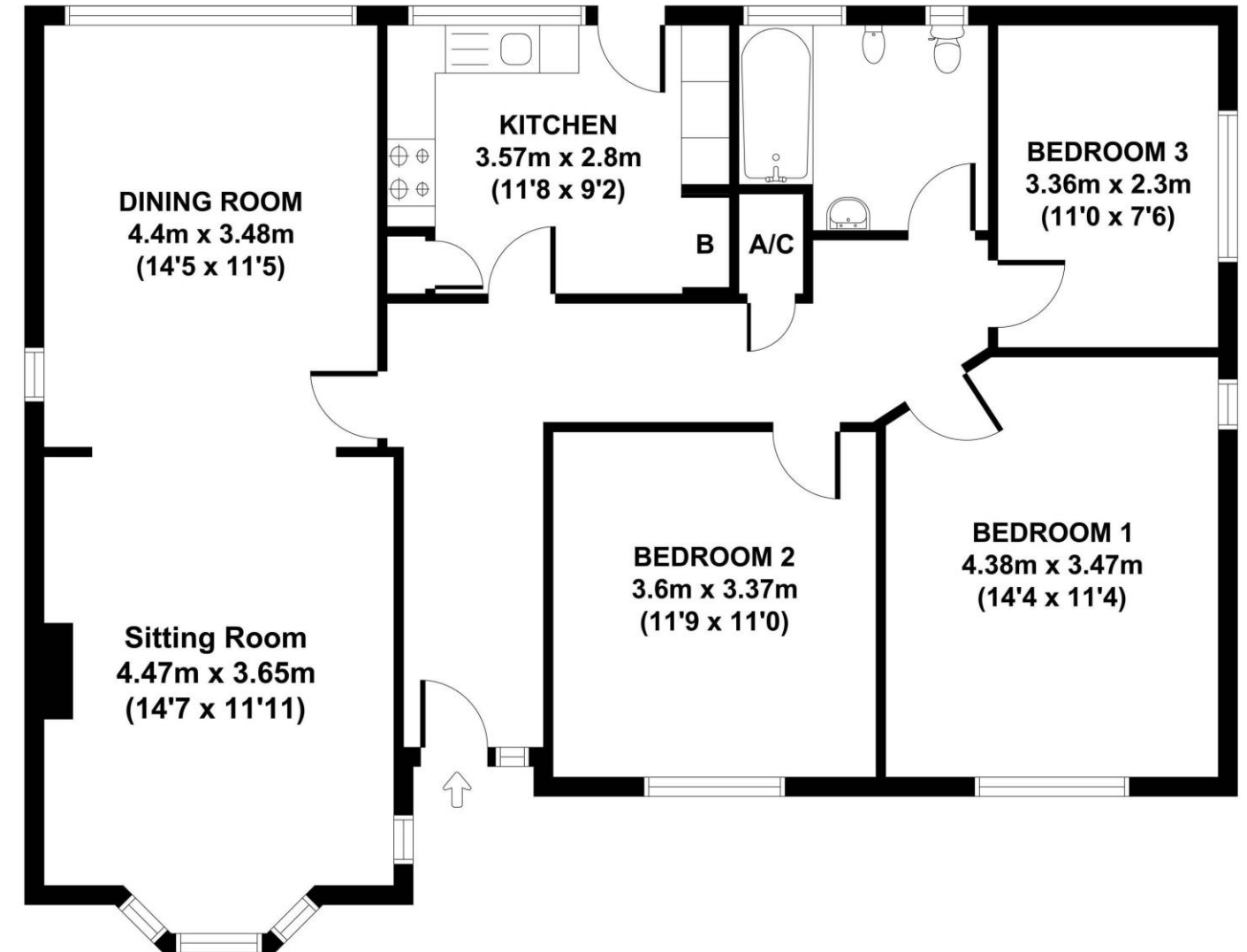
Strictly through Vendor's sole agents: Hadley Taylor 01603 250 248

## Selling your home

Why not take advantage of our free market appraisal and valuation service? Ask about our competitive commission rates, our unique value added services to vendors, our innovative marketing and extensive advertising coverage.

## Hours of Business

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



**APPROX. GROSS INTERNAL FLOOR AREA 1076 SQ FT / 100 SQ M**

FLOOR PLAN FOR IDENTIFICATION PURPOSES ONLY-NOT TO SCALE

