

Ben Allman
Estate & Letting Agents



50 Cozens-Hardy Road

, Norwich, NR7 8QG

£275,000



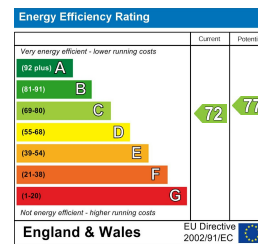
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Ben Allman Estate Agents Office on 01603 555577 if you wish to arrange a viewing appointment for this property or require further information.

- Two Bed Semi-Detached Home
- Extensive Rear Garden Circa 90 Feet Long
- Felted Roof Conservatory Overlooking The Garden
- Gas Combi Boiler
- Popular Family Suburb With Great Transport Links
- Annex Potential In Extended Garage With Power, Central Heating And Hot Water
- Large Driveway With Parking For Multiple Cars
- uPVC Double Glazing Throughout
- Well Presented And Maintained Throughout
- Sold With No Onward Chain



To the front of the property is an exceptionally large gravel driveway providing off-road parking for multiple vehicles. Entering the home via the hallway, there is access to the first floor and the main living accommodation.

The living room is generously sized with carpeted flooring, a large front aspect window allowing plenty of natural light and ample space for a range of furnishing arrangements. To the rear, the modern fitted kitchen offers wood-effect flooring, tiled splashbacks, spotlighting and a range of wall and base units with breakfast bar seating. There is a gas cooker, space for a fridge freezer and additional storage beneath the stairs.

Leading from the kitchen is the conservatory, featuring wood-effect flooring, radiator and a felt roof, creating an additional versatile reception space overlooking the garden.

Upstairs, the landing provides access to the loft via a hatch with pull-down ladder. The loft is insulated and part boarded. The main bedroom is a spacious double with carpeted flooring, built-in wardrobe and useful alcove space. Bedroom two is a smaller double or generous single room with wood-effect flooring.

The bathroom comprises a three-piece suite with tiled surround, mains-fed shower over the bath with screen, hand wash basin, WC, towel rail and additional wall-mounted storage cupboard.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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