

Aldreds
Estate Agents



27 Ward Road, Salhouse, Norwich, NR13 6RG

£250,000





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- Three bedroom semi-detached house
- Sought after Broadland village
- Generous garden
- Gas fired central heating
- Offered with no onward chain
- Ex-local authority
- Lots of potential for modernisation & improvement
- Driveway parking
- Spacious lounge/diner
- Early internal viewing highly recommended

Aldreds are delighted to offer this three bedroom, ex-local authority semi-detached house, situated in a pleasant position within the sought after Broadland village of Salhouse. Now offered with no onward chain, this spacious family home offers an opportunity for someone to put their own stamp on the property with lots of potential for modernisation and possible extension subject to any required planning permissions. The current accommodation includes an entrance hall, spacious lounge/diner, kitchen, utility room, ground floor WC and two stores, three first floor bedrooms and bathroom. The property offers uPVC sealed unit double glazed windows, gas fired central heating, spacious gardens and driveway parking. Early internal viewing is highly recommended as properties of this type and location are rarely available.



£250,000



Entrance hall 12'4" x 6'0" (3.78m x 1.84m)

Part glazed UPVC entrance door, radiator, power point, stairs to first floor landing, thermostat, door giving access to:

Lounge/Diner 23'7" x 12'6" increasing to 14'6" into bay (7.2m x 3.82m increasing to 4.43m into bay)

A hugely spacious living area with bay window and additional front facing window, two radiators, power points, TV cable, timber fireplace surround, with a coal effect gas fire with gas back boiler for hot water and central heating, built-in cupboard with fitted shelving, door giving access to:

Kitchen 10'9" x 5'11" increasing to 6'11" (3.3m x 1.82m increasing to 2.12m)

Window to rear aspect, tiled flooring, radiator, power points, electric cooker point, a range of fitted kitchen units with rolled edge worksurface and tiled splashback, sink drainer with mixer tap, doorway giving access to:



Utility room 9'3" x 6'0" (2.82m x 1.83m)

Window to side aspect, power points, plumbing for washing machine, radiator, pantry cupboard with side facing obscure glazed window and fitted shelving, part glazed door giving access to rear lobby with glazed door to rear garden and doors leading off.

WC

Obscure glazed window to rear aspect, low level WC

Walk-in cupboard 6'1" x 2'7" (1.86m x 0.8m)

With window to rear aspect

Store 9'4" x 6'2" (2.85m x 1.88m)

Window to side aspect, power points.

Landing

Window to rear aspect, radiator, doors leading off.

Bedroom One 12'4" x 11'4" increasing to 12'4" (3.77m x 3.47m increasing to 3.77m)

Window to front aspect, radiator.

Directions

Arriving in the village of Salhouse from Wroxham, proceed to the S- bend on Bell Lane, turning left into Lower Street and passing The Stag Public House on the left hand side, proceed a short way along before turning right into Thieves Lane and then left into Ward Road where the property can be found towards the end of the road on the left hand side, located by our FOR SALE board.



Bedroom Two 10'10" x 11'3" increasing to 12'4" (3.32m x 3.44m increasing to 3.77m)

Window to front aspect, radiator.

Bedroom Three 8'11" x 7'5" at max (2.72m x 2.28m at max)

Window to rear aspect, radiator, built in over-stairwell cupboard.

Bathroom 7'5" x 5'5" (2.27m x 1.67m)

Window to rear aspect, low level wc, pedestal hand wash basin, panelled bath with tiled surround, radiator.

Outside

The property occupies a pleasant position towards the end of the cul-de-sac with vehicular access by a driveway extending to the side of the property. The front garden is laid to lawn with mature planting and shrubbery to borders. To the rear of the property is a generous garden mainly laid to lawn with a mixture of mature hedgerow and close board panel fencing to boundaries, a selection of shrubbery and tree planting, external lighting on movement sensor and water supply.

Tenure

Freehold

Services

Mains water, electric, drainage and gas.

Energy Performance Certificate (EPC)

Rating E

Council Tax

Broadland District Council. Band 'B'

Location

Salhouse is an attractive Broadland village, approximately six miles from the Fine city of Norwich. Salhouse Broad is a popular visitor destination and lies just off the River Bure as part of the Norfolk Broads network. The village offers a railway station and two pubs/restaurarants, The Stag and the Salhouse Lodge. The thatched All Saints Church in the village is believed to date back to the 14th century.

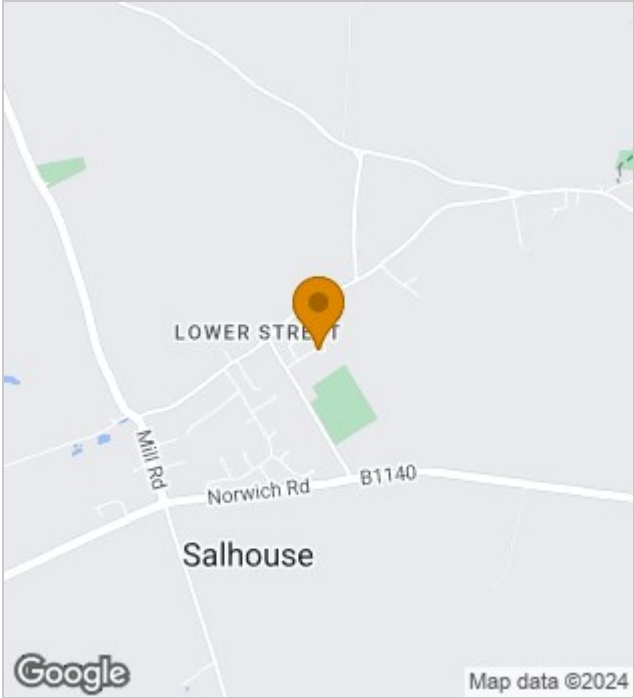
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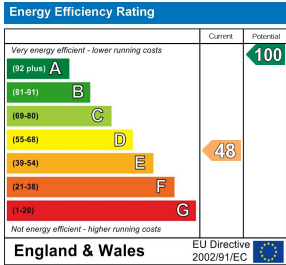
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Aldreds Stalham Office on 01692 581089 if you wish to arrange a viewing appointment for this property or require further information.

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