

# propertyladder



## Williamson Close, Norwich, NR7

A Chain Free Three Bedroom Semi Detached Home!

**GUIDE PRICE £240,000** freehold



BRITISH  
PROPERTY  
AWARDS

2023 & 2024

★★★★★

**GOLD WINNER**

ESTATE AGENT  
IN NORWICH  
(NR10-16)



# GENEROUS PLOT WITH ENDLESS POSSIBILITIES!

This chain-free semi-detached home in NR7 offers the perfect opportunity for first-time buyers or those looking to create their ideal property. In need of some minor modernisation, it presents an excellent chance to add your own personal touch and style. The ground floor features an entrance lobby, a spacious living room, a generous kitchen, a useful utility room, and a convenient wet room. Upstairs, you'll find three well-proportioned double bedrooms, a bathroom, and a separate WC. Situated on a generous plot, the property benefits from large front and rear gardens, providing ample outdoor space.



“the home is further enhanced by a spacious garden, predominantly laid to lawn and complemented by well-established flower beds”



## Overview

- Semi Detached House
- Three Double Bedrooms
- No Onward Chain
- Very Generous Front & Rear Gardens
- Ground Floor Wet Room & First Floor Bathroom
- Utility Area
- Spacious Living Room & Kitchen/Diner
- Opportunity To Modernise & Extend (Stpp)







## Location

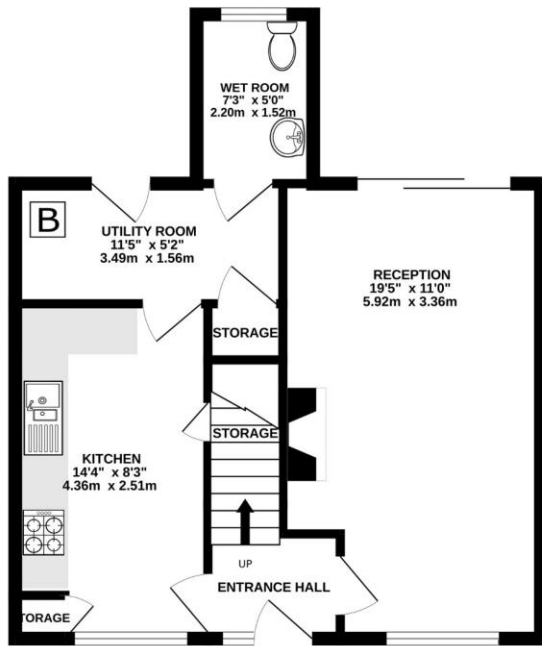
Williamson Close, NR7 is a quiet cul-de-sac offering convenient access to local shops, supermarkets, and excellent schools including Heartsease Primary and The Open Academy. Norwich city centre and train station are within easy reach, with regular bus services nearby, and Norwich International Airport just a short drive away. The area also benefits from nearby green spaces such as Waterloo Park, making it an ideal location for families and commuters alike.



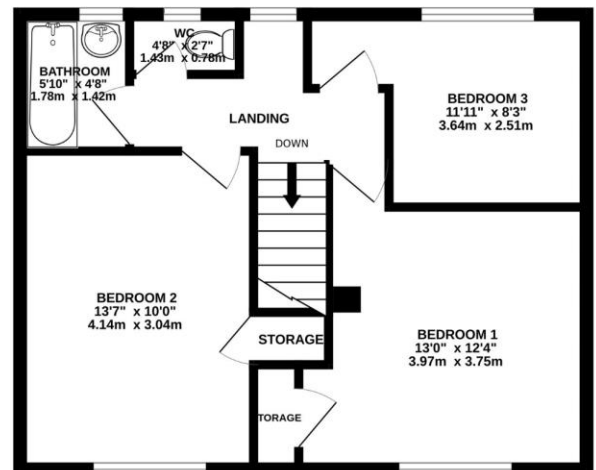
## Outside

The property boasts a generously sized, fully enclosed rear garden, laid to lawn throughout and offering excellent space. To the front, the home is further enhanced by a spacious garden, predominantly laid to lawn and complemented by well-established flower beds, creating an attractive and welcoming approach to the property.

GROUND FLOOR  
466 sq.ft. (43.3 sq.m.) approx.



1ST FLOOR  
469 sq.ft. (43.6 sq.m.) approx.



TOTAL FLOOR AREA : 935 sq.ft. (86.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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FULL EPC AVAILABLE UPON REQUEST

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Selling your home?

If you are considering selling your home, please contact us for your no obligation free market appraisal.

COUNCIL TAX BAND: B

LOCAL AUTHORITY: NORWICH CITY COUNCIL

SERVICES CONNECTED: MAINS WATER, MAIN DRAINS, MAINS ELECTRICITY, GAS CENTRAL HEATING

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