



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



11 Hemming Way, Norwich, NR3 2AF

Located in NR3, north of the city centre and close to Wensum Park, Hemming Way is surrounded by walks, amenities, schools, and local attractions that Norwich has to offer.

Offers versatile and modern accommodation making an ideal family home, or an investment opportunity.

Asking Price £250,000

- Three Story
- Semi-Detached House
- Off Road Parking
- Located near Wensum Park
- Four Bedrooms with en-Suite to Main

arnoldskeys.com | 01603 620551

Arnolds Keys refer sellers and buyers to various trusted firms for services associated with the home move process, for which in some cases a referral fee is paid to Arnolds Keys by the service provider. It is your decision whether you choose to deal with those firms. Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £210. Arnolds Keys recommend Mortgage Advice Bureau (MAB) to sellers and buyer for mortgage advice. Should you decide to use MAB we would receive a referral fee of £250. Arnolds Keys recommend Hadley and Ottaway (H&O) for removal services. Should you decide to use H&O we would receive a referral fee of 10% of the net final invoice.

city@arnoldskeys.com
01603 620551

County 01263 738444
City 01603 620551
Coastal 01263 822373

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers are advised to recheck the measurements.



Property Description

ACCOMMODATION

ENTRANCE HALL

The main entrance hall services access to the main reception room, kitchen, and downstairs WC. With linoleum flooring throughout and a recessed entrance mat, wooden front door with double glazed units, radiator, under stairs storage and stairs to first floor.

CLOAKS WC

Located under the stairs, comprising a WC, hand wash basin with tiled splashback and radiator.

KITCHEN

With access from the main entrance hall, and dining room, the kitchen comprises fitted wall and base units, built in oven and gas hob, extractor fan and space for free standing appliances. UPVC window to rear alongside door giving access to garden.

DINING ROOM

Adjacent to the kitchen and reception room, and with French doors leading onto the garden, the dining room is laid to carpet, with radiator.



RECEPTION ROOM

Accessed via the main entrance hall, and with a door leading into the dining room, the main reception room has a UPVC double glazed window to the front aspect with a radiator beneath and is laid to carpet throughout.

FIRST FLOOR

LANDING

The first-floor landing is laid to carpet and offers access to the principal en-suite bedroom, the smallest bedroom, and the main bathroom. There is also an airing cupboard.

BEDROOM ONE

With a UPVC window to the front aspect, built in wardrobe and access to en-suite bathroom. Radiator.

EN-SUITE

Three-piece suite comprising WC, hand wash basin and shower.

BEDROOM FOUR

UPVC double glazed window to rear aspect. Radiator.

MAIN BATHROOM

White three-piece suite comprising bath, WC and hand wash basin. UPVC window with obscured glass to rear aspect. Radiator.

SECOND FLOOR

LANDING

The second-floor landing gives access to two top floor bedrooms and small bathroom

BEDROOM TWO

The larger of the two top floor bedrooms has three Velux windows overlooking the rear aspect, making the room bright and airy. The room is carpeted throughout.

SECOND FLOOR BATHROOM

Fitted with a white three-piece suite comprising WC, hand wash basin and shower. Radiator.

THIRD BEDROOM

UPVC windows overlooking front aspect. Carpeted throughout. Radiator. Airing cupboard which houses gas boiler.

OUTSIDE

To the front of the property is off-road parking. The rear garden is laid to lawn with patio.

AGENT NOTE

Tenure: Freehold
Council Tax Band: D
EPC Rating: C