

HADLEY TAYLOR

31 LYHART ROAD, NORWICH NR4 6RF

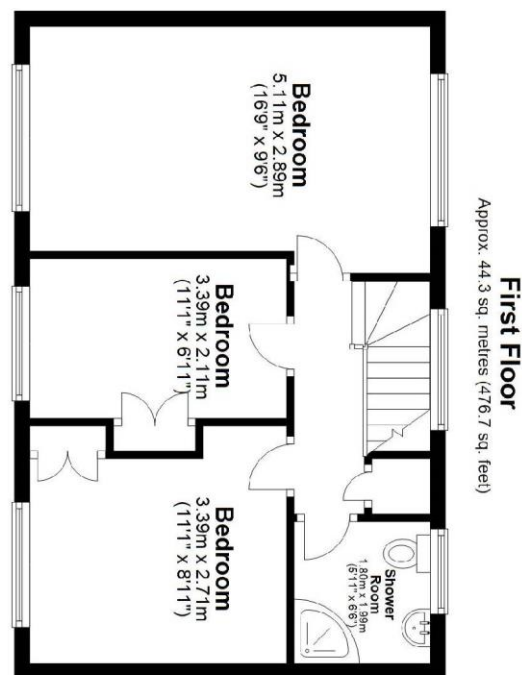
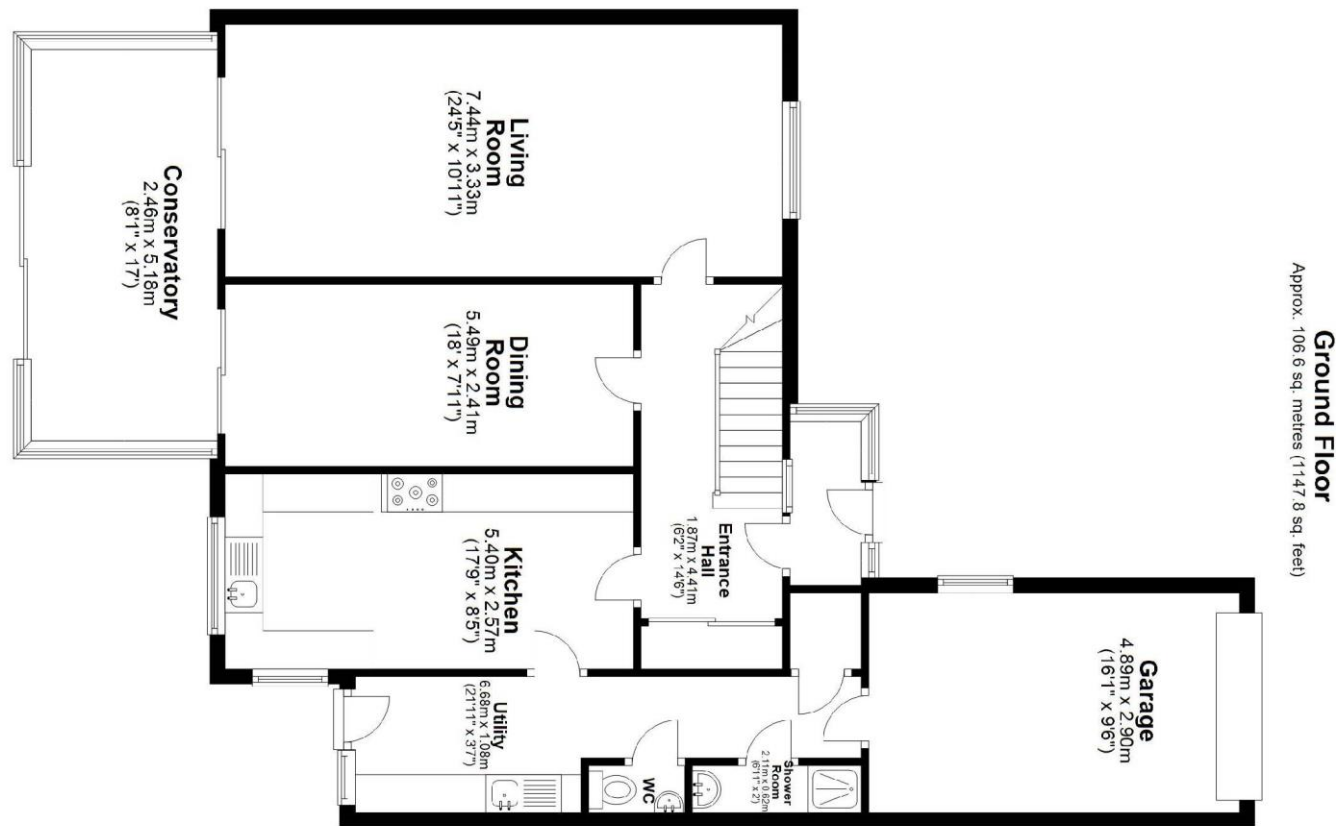
EXCELLENTLY PRESENTED DETACHED FAMILY HOUSE LOCATED ON EATON RISE WITH ENTRANCE HALL, SITTING ROOM, DINING ROOM, CONSERVATORY, KITCHEN/BREAKFAST ROOM WITH GRANOTE WORK TOPS, UTILITY ROOM, GROUND FLOOR CLOAKROOM, 3 BEDROOMS, 2 SHOWER ROOMS, GARAGE, DOUBLE GLAZING, GAS FIRED CENTRAL HEATING, SOUTH FACING GARDEN AND NO ONWARD CHAIN
ENERGY RATING D



GUIDE PRICE £540,000



Hadley Taylor Estate Agents, 37a Leopold Road, Norwich, NR4 7PJ
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Total area: approx. 150.9 sq. metres (1624.5 sq. feet)

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 a mile and a half 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. State, faith and independent schools for all age groups, local shopping facilities, public houses and parks are all within walking distance. The University of East Anglia and the Norfolk and Norwich University Hospital are also close by. From Norwich there is a half hourly main line rail service to London Liverpool Street with a fastest journey time of one hour and forty minutes.

Accommodation

The ground floor accommodation comprises entrance porch, entrance hall, sitting room with patio doors to the rear garden, dining room, conservatory, kitchen/breakfast room with integrated appliances and granite work tops, utility room, cloakroom and shower room. On the first floor there are three bedrooms and a shower room off the landing. The property is excellently decorated throughout and benefits from gas fired central heating and double glazing.

Outside

The front garden is mainly laid to brick weave with shrub borders and a driveway leading to the attached garage. The south facing rear garden is laid to artificial lawn with a patio, shrub beds, trees, timber garden shed and side access. The attached brick built garage has power, light and an up and over door.

Directions

Leave Norwich on Newmarket Road, cross over the outer ring road, take the next left hand turn into Eaton Road, turn right into Welsford Road, turn right at the T-junction, follow the road to the left and take the second left hand turn into Lyhart Road. The property can be found on the right 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: 1000 – 1300



Sitting Room



Dining Room



Kitchen/Breakfast Room



Bedroom 1



Rear Garden



Rear Elevation