



1 Harry Watson Court, Norwich
Guide Price £245,000

BELTON DUFFEY



1 HARRY WATSON COURT, NORWICH, NORFOLK, NR3 3SX

A refurbished, 3 bedroom (1 en-suite) garage linked detached house situated in a cul-de-sac location with parking and garage.

DESCRIPTION

1 Harry Watson Court comprises a refurbished, 3 bedroom (1 en-suite) garage linked detached house situated in a cul-de-sac location with parking and garage.

The accommodation briefly comprises entrance hall, sitting room, kitchen/dining room with a newly fitted kitchen and a cloakroom on the ground floor. On the first floor are 3 bedrooms with the master bedroom benefitting from ensuite shower room and family bathroom.

The property has been decorated throughout, new flooring and is installed with UPVC double glazing, gas central heating and panelled internal doors with chrome furniture.

Outside is a driveway, garage and enclosed rear garden.

The property is situated just to the North of the city close to schooling, a selection of shops, local pubs, restaurants and great access in and out of the city centre.

SITUATION

Norwich is a medieval city with a population of approximately 143,135 and a wider built-up area having a population of approximately 213,166. A retail catchment of approximately 1.1 million and is home to a number of major occupiers including Aviva, Archant, and Briar Chemicals. The Norfolk Broads, coastline, countryside and historic towns are all within motoring distance. The Norwich Cathedral is a Romanesque building with ornate cloisters and two imposing gates, St. Ethelbert's and Erpingham, lead to the Tombland area, once a Saxon marketplace. Nearby, the Museum of Norwich at the Bridewell traces local history, including a re-created old pharmacy and exhibits on the textile industry

ENTRANCE HALL

4.01m x 1.05m (13' 2" x 3' 5") UPVC double glazed door to outside, radiator, staircase to first floor landing, mains smoke alarm.

CLOAKROOM

1.68m x 0.89m (5' 6" x 2' 11") Low level WC, corner wash hand basin with splash back, radiator, electric consumer unit.

SITTING ROOM

4.81m x 3.27m (15' 9" x 10' 9") 2 radiators, glazed double doors into kitchen/dining room.



KITCHEN/DINING ROOM

5.48m x 3.02m extending to 4.06m into door recess (18' 0" x 9' 11") Newly fitted kitchen comprising 'L' shaped marble effect worktop with one and half bowl stainless steel sink unit with chrome mixer tap, 4 ring ceramic hob with splash back and stainless steel extractor over, grey soft closed cupboards and drawers under, fan assisted oven, matching wall cupboards, Baxi gas fired central heating boiler, radiator, window overlooking rear garden French doors to rear garden, understairs storage cupboard with coat hooks.

FIRST FLOOR LANDING

With loft access, smoke alarm, emergency lighting.

BEDROOM 1

4.16m into wardrobe recess x 3.31m (13' 8" x 10' 10") Radiator, double wardrobe with hanging rail.

EN-SUITE SHOWER ROOM

3.29m x 0.88m (10' 10" x 2' 11") Shower cubicle with mains shower, wash hand basin with chrome mixer tap and double cupboard under, low level WC, radiator, extractor.

BEDROOM 2

3.30m x 2.71m (10' 10" x 8' 11") Radiator.

BEDROOM 3

3.05m x 2.08m (10' 0" x 6' 10") Radiator.

FAMILY BATHROOM

2.07m x 1.71m (6' 9" x 5' 7") Panelled bath with shower attachment, low level WC, pedestal wash hand basin, extractor, radiator.

OUTSIDE

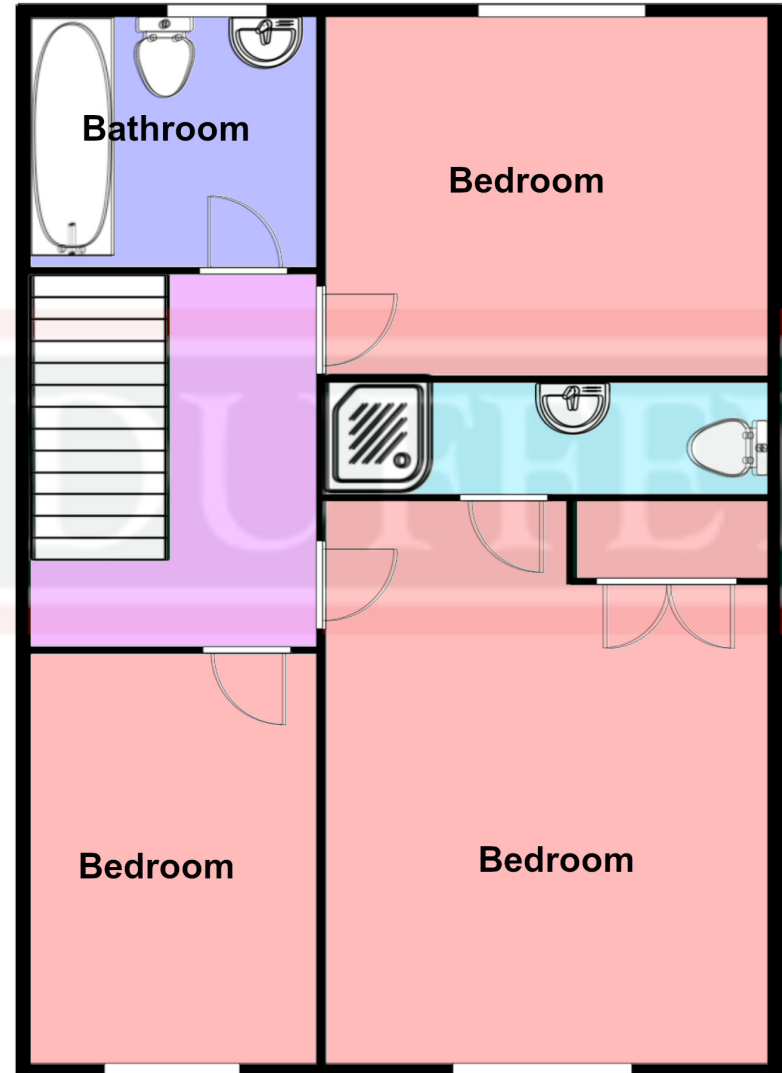
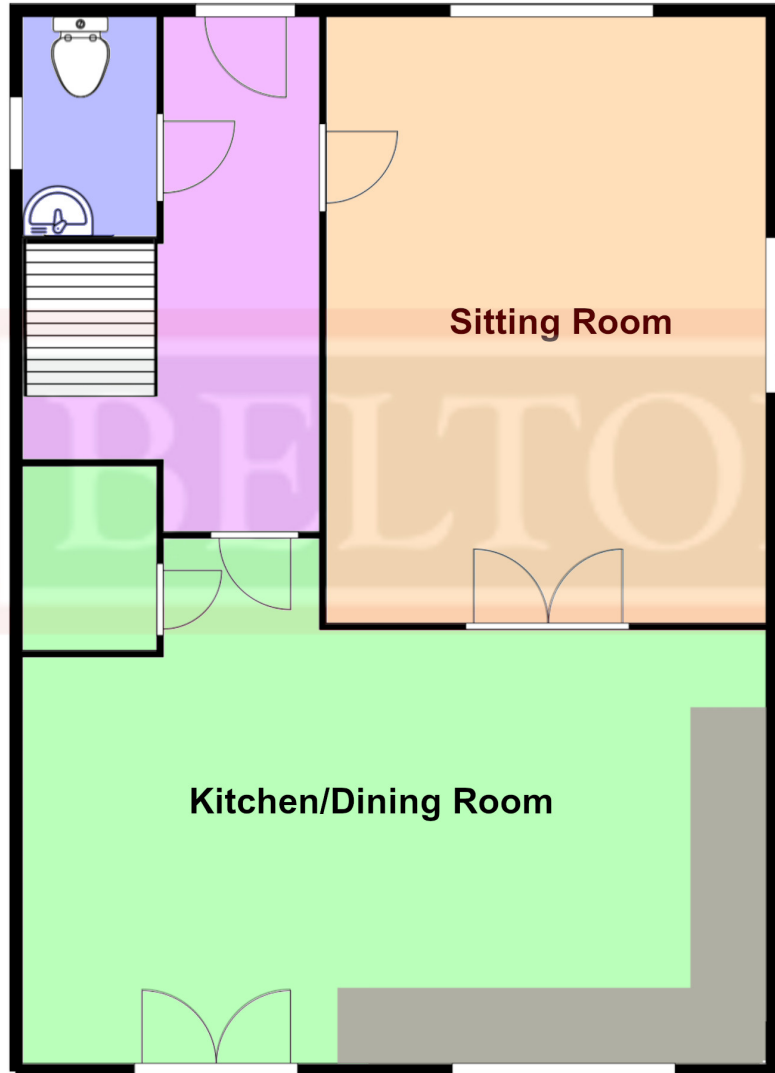
The property has a tarmac driveway providing parking with leads to the brick and tiled garage. There is a pathway which leads to the front entrance door. The rear garden is laid to lawn being enclosed by fenced and walled boundaries.

GARAGE

4.95m x 2.51m (16' 3" x 8' 3") Up and over door, power and light, personal door to rear.

DIRECTIONS

Leave Norwich via Aylsham Road at the traffic lights turn right into Woodcock Road, turn left into Weston Road, first left into Harry Watson Court and the property can be found on the left hand side.



SERVICES AND EPC RATING

EPC - C.

Gas central Heating.

LOCAL AUTHORITY

Norwich City Council on 0344 980 3333. Tax band C.

TENURE

This property is for sale Freehold.

VIEWING

Strictly by appointment with the agent.





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