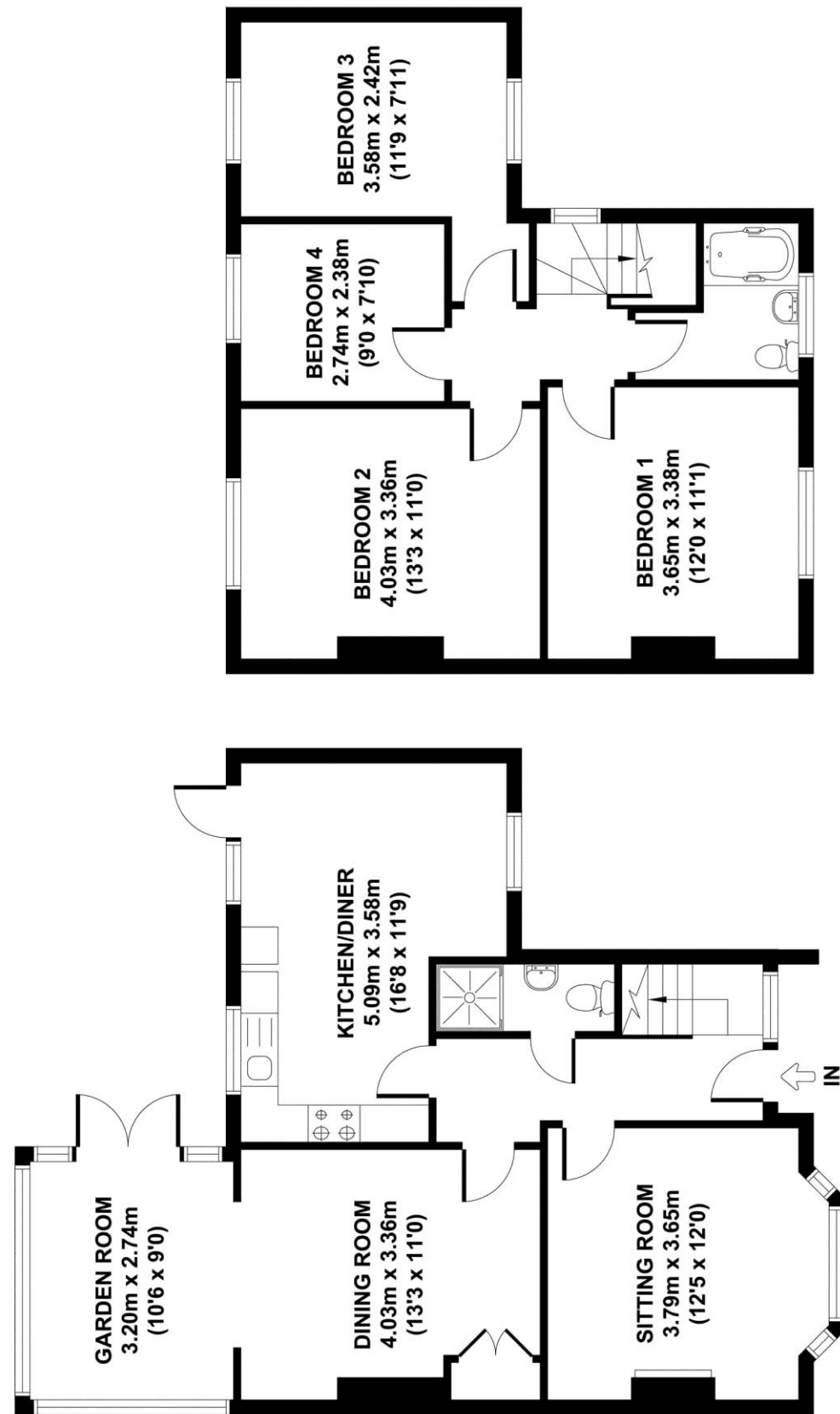


## 51 WALDECK ROAD, NORWICH NR4 7PQ

EXCELLENTLY PRESENTED SEMI-DETACHED FAMILY HOUSE LOCATED IN THE GOLDEN TRIANGLE WITH ENTRANCE HALL, SITTING ROOM, DINING ROOM, GARDEN ROOM, KITCHEN/DINER, GROUND FLOOR SHOWER ROOM, 4 BEDROOMS, BATHROOM, LOFT ROOM, OFF ROAD PARKING, DOUBLE GLAZING, GAS FIRED CENTRAL HEATING AND A SOUTH EAST FACING REAR GARDEN  
ENERGY RATING C



FIRST FLOOR

GROUND FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 1249 SQ FT / 116 SQ M

FLOOR PLAN FOR IDENTIFICATION PURPOSES ONLY-NOT TO SCALE

**GUIDE PRICE £350,000 - £375,000**

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.



Hadley Taylor Estate Agents, 37a Leopold Road, Norwich, NR4 7PJ  
Tel: 01603 250248 [www.hadleytaylor.com](http://www.hadleytaylor.com)

## 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 hall, sitting room with bay window and fireplace with wood burner, dining room, garden room with French doors to the garden, well fitted kitchen/diner with French doors to the garden and a shower room. On the first floor there are four bedrooms and a recently fitted bathroom off the landing. The property is excellently presented throughout and benefits from a useful loft room, gas fired central heating and double glazing.

## Outside

The front garden is walled with a lawn, shrub beds and a path leading to the front door with off street parking for one vehicle. The south east facing rear garden is laid to lawn with a patio, shrub borders, a garden shed and side access. Further unrestricted parking is available in the street.

## Directions

Leave Norwich on Newmarket Road, cross over the outer ring road, take the next right hand turn into Leopold Road, then take the second left hand turn into Waldeck Road and the property can be found on the left 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: 0930 – 1500



**Sitting Room**



**Garden Room**



**Kitchen/Diner**



**Bedroom 1**



**Rear Garden**



**Rear Elevation**