



MILLS WARNER & COE

(IN ASSOCIATION WITH)

PATRICK LARNER, F.R.I.C.S. PROPERTY PARTICULARS

AUCTIONEERS SURVEYORS VALUERS & ESTATE AGENTS ■ RECOGNISED BY THE ESTATE AGENTS COUNCIL

REF. NO. W. 69 "OAK LODGE," 122, NORWICH ROAD, WROXHAM, NORWICH.

A fine spacious property built of red brick at the turn of the century. The house is flanked by mature and ornamental gardens of sufficient size to include a building plot. The accommodation, which includes 5/6 bedrooms, 2 pleasant reception rooms and large kitchen, has central heating throughout. The house is in a most excellent situation, conveniently placed for Wroxham shops and the Station yet barely 20 minutes from the centre of Norwich. Centrally placed properties such as this, offering a combination of character and spacious accommodation are in short supply. Immediate viewing is therefore to be recommended.

LOCATION - Leaving Wroxham on the Norwich Road the property will be found on the right side immediately past the turning to Wroxham Church. The house is the third from the corner.

<u>COVERED PORCH</u>	with Oak entrance door and leaded light side panels.
<u>ENTRANCE HALL</u>	Closed staircase with under stair storage space and cupboard. Radiator.
<u>LOUNGE</u>	17'6" x 12' with natural stone fireplace. Large window area. Radiator. 2 power points. Television aerial point.
<u>DINING ROOM</u>	13'3" x 11'6" with brick fireplace. Large window area with pelmet and curtain tracks. Double radiator. Power point. Serving hatch to:-
<u>KITCHEN</u>	20' x 9'6" with double drainer sink unit (h&c). Range of fitted cupboards and worktops. Fitted wall cupboards. Picture window with venetian blind. Airing cupboard with copper tank and lagging jacket. "Wilson Wallflame" 75,000 B.T.U. oil fired boiler supplying hot water and central heating systems. Walk-in shelved pantry. Glazed door to side entrance. Strip light. Cooker point. 2 power points.
<u>CONSERVATORY</u>	24'6" x 10' fully glazed with staging, electric light and power point. Quarry tiled floor. Door to garden.
<u>FIRST FLOOR</u>	<u>Landing</u> with radiator. Window with pelmet and curtain track. Linen cupboard.
<u>BEDROOM 1</u>	13'9" x 11' with large window area. Radiator. Telephone connected. Power point and access to bedroom 3.
<u>BEDROOM 2</u>	12'2" x 10' Window with pelmet and curtain track. Radiator. Power point.
<u>BEDROOM 3</u>	Window with pelmet and curtain track. Radiator. 2 power points. Access to landing and bedroom 1.

CONT'D.....

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BEDROOM 4

10' x 7. with radiator and power point.

BATHROOM

Panelled bath and pedestal washbasin both with h&c. Low level w.c. suite. Heated towel rail and radiator.

SPACIOUS ROOF ROOM/ BEDROOM 5

~~18'6" x 11'6"~~ Window with pelmet and curtain track. Wall cupboard. Cupboard housing cold water storage tank. Radiator. Power point.

BEDROOM 6/STORE ROOM

14' x 11'3" with electric light and power point.

OUTSIDE

Lawned gardens with flower beds and fruit trees. Gravelled driveway and PARKING SPACE.

GARAGE

15'6" x 11' of brick construction with loft space. Alternative use as a boat store.

BUILDING PLOT

The garden may be divided to provide a building plot for which PLANNING PERMISSION HAS BEEN GIVEN.

FREEHOLD PRICE £8,500 o.n.o.

SERVICES

All mains services available.

VIEWING

By arrangement with the agent, as above.

29/12/1969