Willowcroft Way
Norwich, NR4 7JJ

Guide Price £325,000 - £350,000

claxtonbird
residential

Willowcroft Way, Norwich, NR4 7JJ

*** Guide Price £325,000 - £350,000 *** Set within the popular Round House Park Development in Cringleford, this modern three-storey townhouse offers comfortable accomodation within easy access to the University, the Hospital and the vibrant City Centre of Norwich. As you step inside, you will discover a fantastic open-plan kitchen/family room on the ground floor, fully equipped with built-in appliances and access out into the rear garden. The first floor boasts a spacious sitting room that features a delightful balcony, providing a serene view overlooking a woodland area. Completing the accomodation is the master bedroom with en suite, two further bedrooms and a separate family bathroom. Designed with modern living in mind, this property features gas central heating and double glazing throughout, as well as driveway parking and garage. This delightful townhouse is an excellent choice for those who are seeking a home within a quiet residential development with excellent transport links nearby.

Entrance Hall
Entrance door, stairs to first floor and radiator.

Cloakroom
WC, wash hand basin set in vanity unit with mixer tap, built-in boiler cupboard, radiator and double glazed window to front aspect.

Kitchen / Family Room 27'9 x 12'4 max (8.46m x 3.76m max)
Fitted kitchen comprising a range of base and eye level units with timber block work surfaces over, one and a half bowl single drainer stainless steel sink unit with mixer tap, built in double electric oven, inset five ring gas hob, built in fridge freezer, built in washing machine, built in dishwasher, large understairs storage cupboard, two radiators, and double glazed windows and French doors leading out to the garden.

First Floor Landing
Stairs to second floor and radiator.

Sitting Room 12'9 x 12'4 (3.89m x 3.76m)
Two sets of double glazed French doors opening to the balcony, and radiator.

Bathroom
Newly fitted suite comprising 'P' shaped bath with mixer tap and rainfall shower over, wash hand basin set in vanity unit with mixer tap, built in WC, fully tiled walls, extractor fan and chrome towel rail.

Bedroom 10'4 x 10'4 + wardrobes (3.15m x 3.15m + wardrobes)
Double glazed window to rear aspect, two built-in double wardrobes, built-in airing cupboard and radiator.

Second Floor Landing
Radiator.

Bedroom 10'7 x 12'5 (3.23m x 3.78m)
Double glazed window to front aspect, two built in double wardrobes, built in single wardrobe and radiator.

En Suite
Suite comprising tiled shower cubicle, pedestal wash hand basin with mixer tap, WC, extractor fan and radiator.

Bedroom 11'4 x 12'5 (3.45m x 3.78m)
Double glazed window to rear aspect and radiator.

Front Garden
Laid to slate chippings with laurel hedging borders.

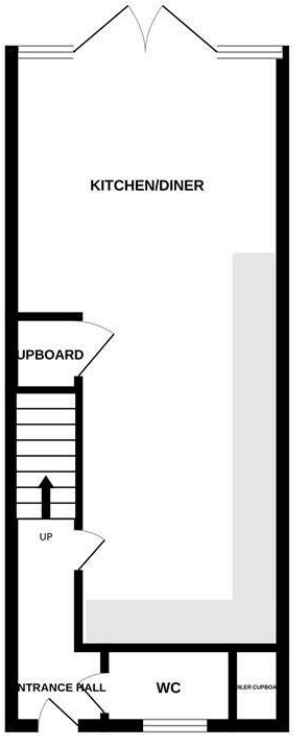
Rear Garden
Enclosed garden laid to artificial lawn with patio area, slate chippings and rear access gate to driveway.

Single Garage
Up and over door. Power and light.

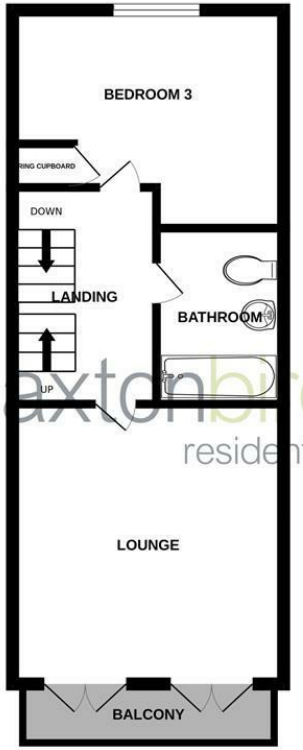
Agents Note
Council Tax Band D

The owners of this property own part of the mature woodland facing the property, including a magnificent Oak tree. They have occasionally carried out some maintenance on the land and have had the tree inspected. Please speak to our agency for further information.

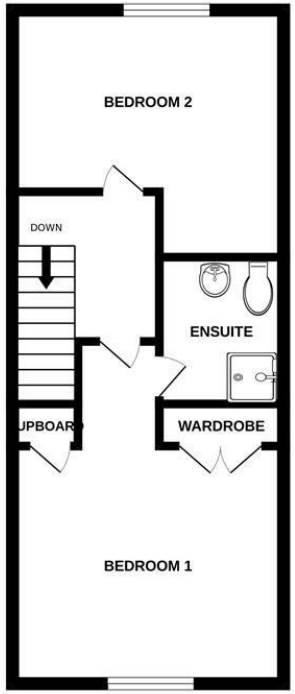
GROUND FLOOR



1ST FLOOR

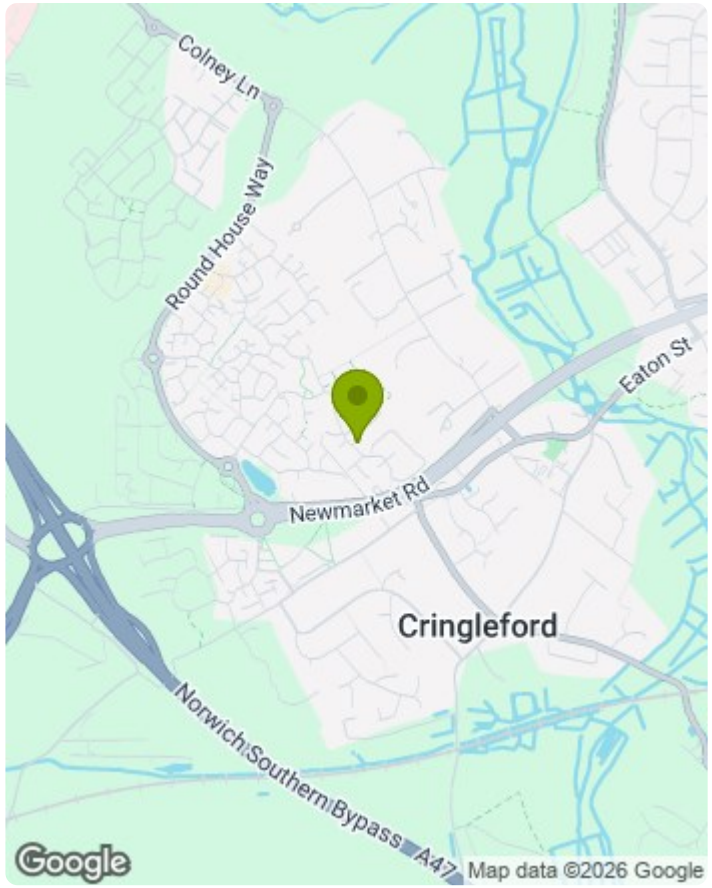


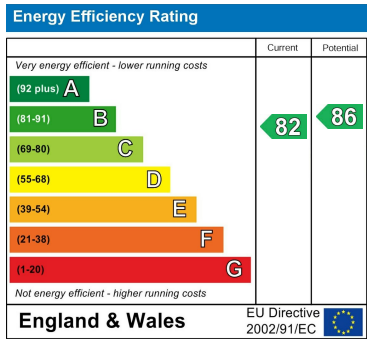
2ND FLOOR



claxtonbird residential

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2025





1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER CLAXTONBIRD LIMITED NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

ClaxtonBird Residential
134 Unthank Road
Norwich
NR2 2RS

Tel: 01603 733002
Email: norwich@claxtonbird.co.uk
www.claxtonbird.co.uk

claxtonbird residential

LEX
ING
TON