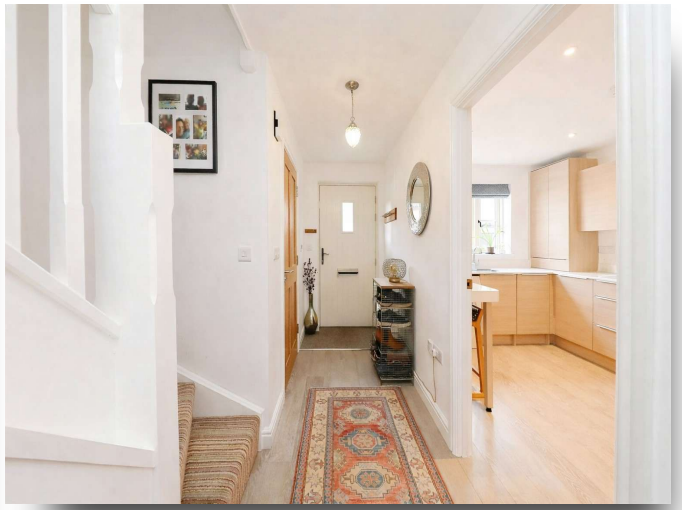






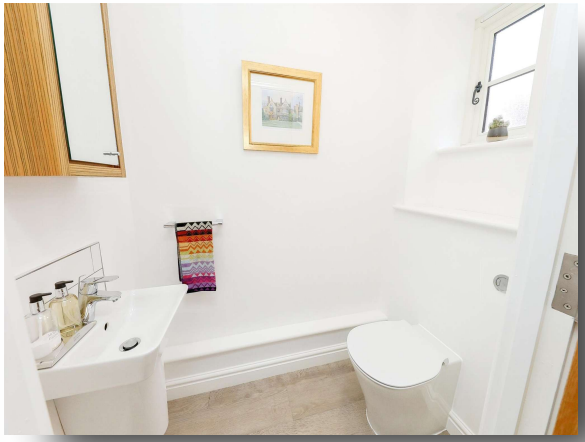
**Senna Drive, Church Lane, Norwich, NR4 6PH**

william h brown

***welcome to***

## Senna Drive, Church Lane, Norwich

GUIDE PRICE £325,000-£335,000 - A standout modern home offering chic interiors, superb natural light and a private courtyard oasis — the perfect blend of style and low-maintenance living.













**Entrance Hall**
A bright and welcoming entrance hall with clean lines, neutral tones and access to the kitchen, lounge and W.C. Stairs rise to the first floor.

**Wc**
A contemporary cloakroom with modern fittings — a practical addition for guests and day-to-day living.

**Kitchen**
13' x 8' 7" ( 3.96m x 2.62m )
A modern, well-appointed kitchen featuring light wood cabinetry, white worktops and a range of integrated and freestanding appliances. A large window brings in excellent natural light, and the space feels fresh, practical and well organised — ideal for everyday cooking.

**Lounge / Dining Room**
12' 6" max x 16' 8" max ( 3.81m max x 5.08m max )
A beautifully balanced living space with room for both relaxation and dining. Soft décor, generous proportions and double doors to the courtyard create a bright, airy atmosphere. The room is perfect for entertaining, family time or quiet evenings in.

**Landing**
Stairs leading from entrance hall to first floor landing, over stairs cupboard, loft access radiator, doors leading to both bedrooms and bathroom.

**Bedroom One**
16' 8" x 9' 4" ( 5.08m x 2.84m )
A spacious double bedroom with two windows providing superb natural light. The room feels calm and restful, with space for wardrobes and additional furniture.

**Bedroom Two**
16' 2" 9 x 6' ( 4.93m 9 x 1.83m )

**Bathroom**
A stylish family bathroom with modern white suite, bath with shower over, contemporary tiling and a clean, minimalist finish.

**External**
The private courtyard garden offers a peaceful, low-maintenance outdoor retreat — perfect for morning coffee, evening drinks or simple relaxation. The space is fully enclosed and easy to care for, making it ideal for busy lifestyles.

The property also benefits from allocated parking and a covered car port, providing excellent practicality and convenience.

**Agent Note**
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

*welcome to*

## Senna Drive, Church Lane, Norwich

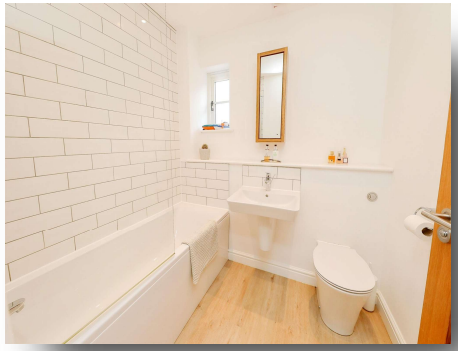
- Elegant lounge/dining room opening onto the private courtyard
- Contemporary kitchen with modern cabinetry and excellent storage
- Two well-proportioned bedrooms with soft, neutral décor
- Stylish family bathroom plus ground-floor W.C.
- Private, low-maintenance courtyard garden

Tenure: Freehold EPC Rating: B
Council Tax Band: C

guide price

# £325,000










Please note the marker reflects the postcode not the actual property

**view this property online** williamhbrown.co.uk/Property/UNR106838

The Property Ombudsman

Property Ref:
UNR106838 - 0006

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 is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.