

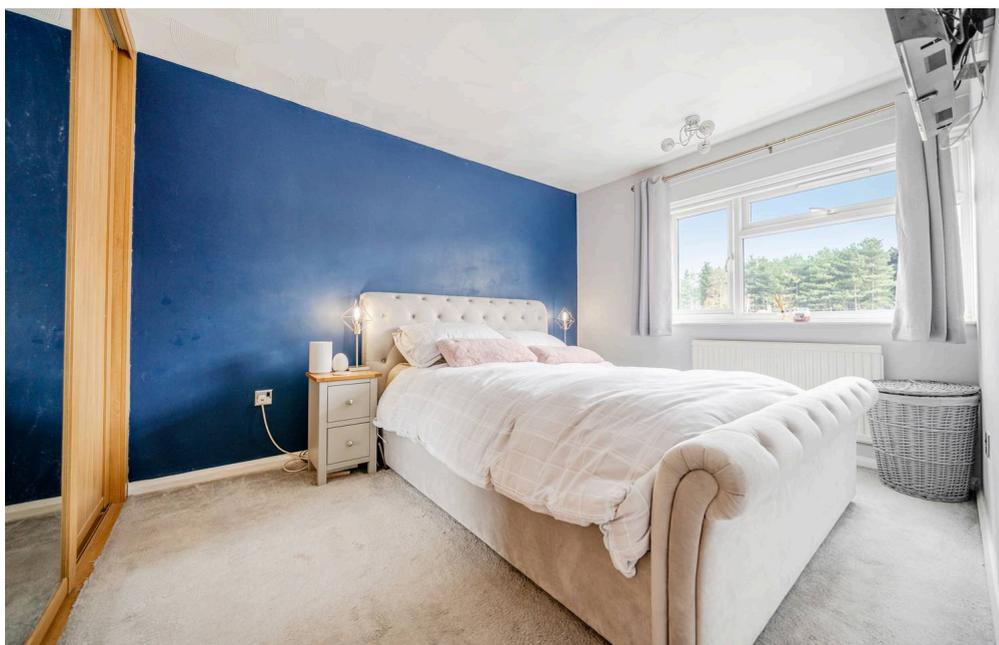
83 Cere Road, Norwich - NR7 8LF

£325,000 Freehold

Presented with class and elegance, this three-bedroom family home is located in the popular area of Sprowston. Finished to a high modern standard, the property offers plenty of reception space, including an extensive open-plan kitchen and dining area. There are three bedrooms, two of which are doubles, a modern bathroom, and a cosy lounge. The enclosed rear garden is well-maintained, providing a great outdoor space, while off-road parking and a connected garage add to its appeal. This home is perfect for families.

Location

Cere Road is situated in the popular area of Sprowston, just northeast of Norwich. This location offers a range of amenities, including local shops, cafes, and well-regarded schools, making it ideal for families. There are excellent transport links, with easy access to the A47 and regular bus routes into the city centre. For those who enjoy the outdoors, the nearby River Yare provides scenic walking routes and picturesque green spaces, while Mousehold Heath is also within easy reach, offering additional opportunities for walking, cycling, and wildlife spotting.



Agents notes

We understand the property will be sold freehold, connected to mains services water, electricity, gas and drainage.

Heating system-Gas Central Heating

Tax Council Band-C



Cere Road, Norwich

Upon entering the property, you are welcomed by a bright porch with a conveniently located WC. The porch leads into a spacious lounge, ideal for relaxation and entertaining. Moving through, the extensive open-plan kitchen and dining area impress with modern finishes, including herringbone style Karndean flooring, an island, and a skylight. The kitchen is equipped with integrated appliances, including a microwave, double oven, AEG induction hob, washing machine, dishwasher, and a Quooker tap with a water filter. Trifold doors open onto the garden, seamlessly connecting indoor and outdoor living spaces.

A versatile garden room featuring French doors that open to the garden offers an ideal space for a home office.

Ascending to the first floor, you'll find three well-proportioned bedrooms, two of which are generously sized doubles, with one offering built-in wardrobes with sliding doors. Bedrooms 2 and 3 feature LVT flooring, installed a couple of years ago. The landing also includes a convenient cupboard, enhancing the property's practicality.

The newly renovated family bathroom (summer 2024) boasts a bath with an overhead shower attachment, providing a peaceful retreat for relaxation.

Double glazing throughout ensures energy efficiency and sound insulation, enhancing the overall comfort of the home.

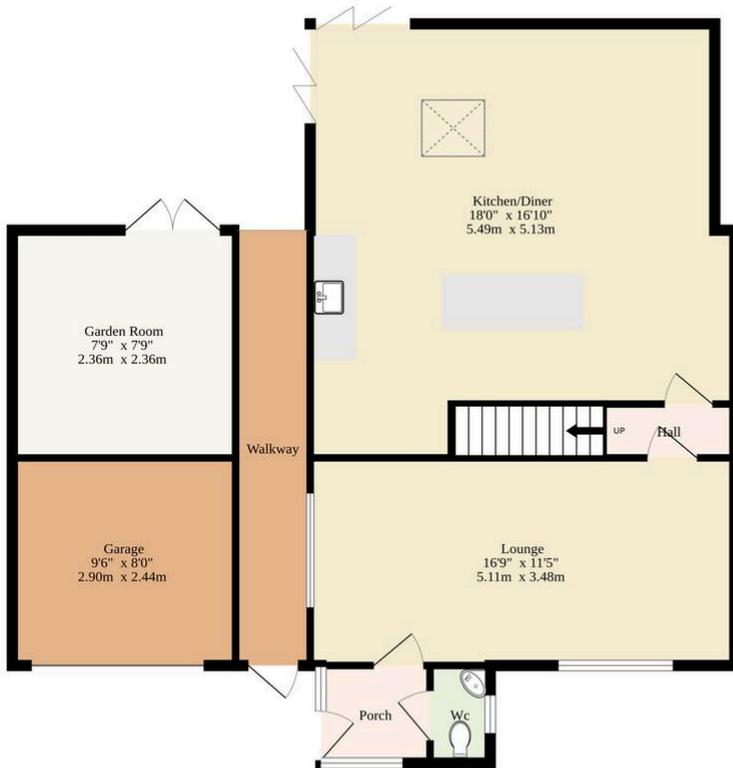
Outside, the property features an enclosed south-facing garden with composite decking and LED lighting, a patio area, paved seating space, and a well-maintained lawn, providing a private outdoor space to enjoy.

To the front, a low-maintenance plot features a brand-new brick weave driveway (November 2024) with ample off-road parking for four vehicles, a single garage with a modern side-hinged door, and a gate providing convenient access to the rear garden.

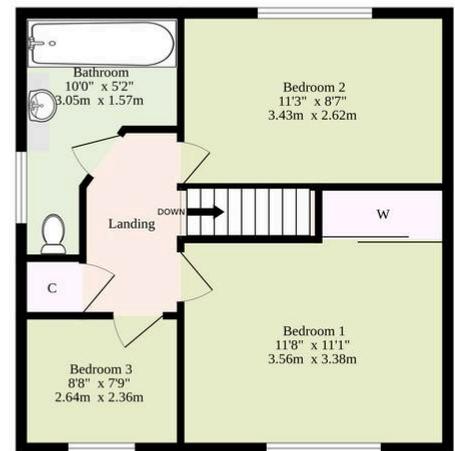
The property also benefits from an EV charger, providing convenient electric vehicle charging on-site.



Ground Floor
649 sq.ft. (60.3 sq.m.) approx.



1st Floor
340 sq.ft. (31.6 sq.m.) approx.



TOTAL FLOOR AREA : 989 sq.ft. (91.9 sq.m.) approx.

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.
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