

13 Fifers Lane, Norwich - NR6 7AE

£350,000 - £375,000 Freehold

This unique three-bedroom detached house offers a well-designed layout, conveniently on one floor. With spacious living areas, including an open-plan lounge and dining room, a practical kitchen with built-in cupboards, and a family bathroom, this home is ideal for both families and professionals. The property features a generous rear garden, off-road parking with a driveway and garage, and the potential for a loft conversion to create additional living space. Located close to local amenities, schools, and parks, this home offers comfort and future potential.

Location

The property is at the Old Catton end of Fifers Lane, providing convenient access to the city centre, Norwich International Airport, and major roads, including the A140 and the Broadland Northway (A1270). The area offers a variety of amenities, such as supermarkets, local shops, and healthcare facilities. Schools, parks, and leisure options are nearby, making it a practical location for families and professionals. Regular public transport services connect the area to Norwich city centre and surrounding locations.



Agents notes

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

Heating system- Electric Central Heating

Council Tax Band- D



Fifers Lane, Norwich

As you enter through the inviting porch, you are welcomed by a hallway featuring three handy cupboards with sliding doors. The kitchen is a practical space, offering plenty of built-in wood cupboards and generous counter space, ideal for preparing meals and entertaining. For added convenience, the kitchen has a door leading to a covered way, providing easy access to the front, rear and garage.

The spacious and airy lounge provides a relaxing space, bathed in natural light from the French doors that open to the outside, and features a fireplace. The lounge flows effortlessly into the dining room, creating an inviting open-plan area perfect for casual family gatherings or entertaining.

Moving through the property, you'll find spacious and comfortable bedrooms. Two double rooms provide ample space for relaxation, while the single bedroom can easily be transformed into a study or home office to suit your needs. All rooms are fitted with built-in wardrobes featuring sliding doors, offering both convenience and storage.

Completing the home is the family bathroom, featuring tiled walls, fitted cupboards, and a panelled bath with an overhead shower attachment.

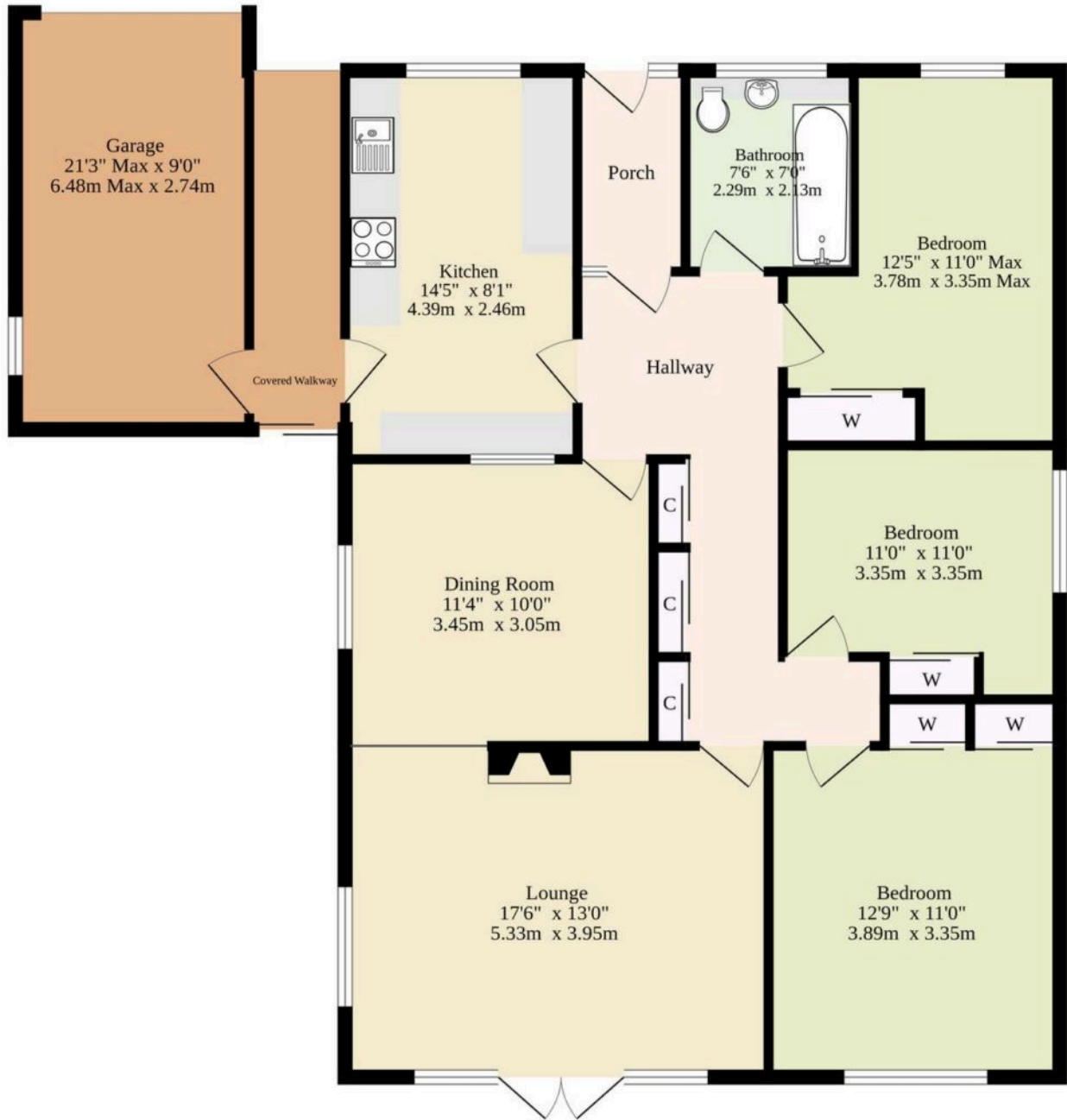
Double glazing throughout ensures a warm, energy-efficient living environment year-round.

Outside, the property boasts a spacious and private enclosed rear garden, bordered by lush hedges and dense shrubs, offering plenty of privacy and a peaceful atmosphere. A paved area to the side provides the perfect spot for outdoor seating and dining.

At the front of the property, you'll find a lawned area and a driveway that provides off-road parking, leading directly to the garage.



Ground Floor
1306 sq.ft. (121.3 sq.m.) approx.



TOTAL FLOOR AREA : 1306 sq.ft. (121.3 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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