



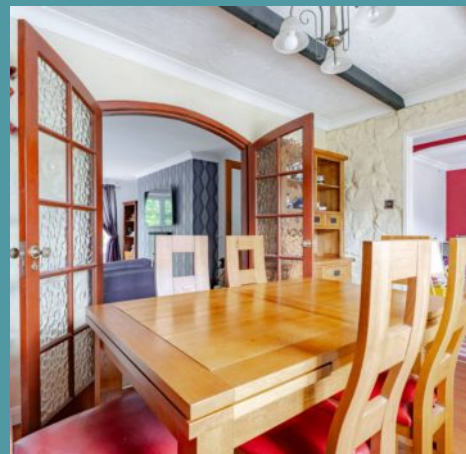
117 Fifers Lane, Norwich

Guide Price £475,000 - £500,000

Occupying a generous plot, this well-proportioned detached family home offers flexible and spacious accommodation throughout. There are five double bedrooms, including a superb master with a stylish en-suite featuring both a freestanding bath and a separate shower. A modern family bathroom and a ground-floor WC with potential for conversion into a third bathroom add further practicality. Living spaces include a bright lounge, a characterful dining room, and an open snug ideal as a study or play area. The contemporary kitchen is supported by a separate utility room with internal access to the garage. Outside, the south-facing rear garden enjoys sun for most of the day and includes a sunken patio with brick BBQ, pond, and brick-built shed. A large driveway and generous garage offer ample off-road parking. Ideally located near schools, shops, and Norwich Airport, the property combines space with everyday convenience.

Location

Located in the popular northern suburb of Hellesdon, a well-established residential area known for its excellent local amenities and convenient access to the city centre. The property sits close to a variety of shops, supermarkets, and takeaways, with larger retail options at the nearby Sweet Briar Retail Park. Families will benefit from proximity to well-regarded schools, including Hellesdon High School, while healthcare needs are served by the NNUH-run Norwich Community Hospital just minutes away. There are regular bus services along Fifers Lane and Reepham Road, and easy road access to the A140 and A1270 (Broadland Northway), making travel across Norwich and beyond straightforward. This location is ideal for those seeking a balance of suburban calm and city connectivity.





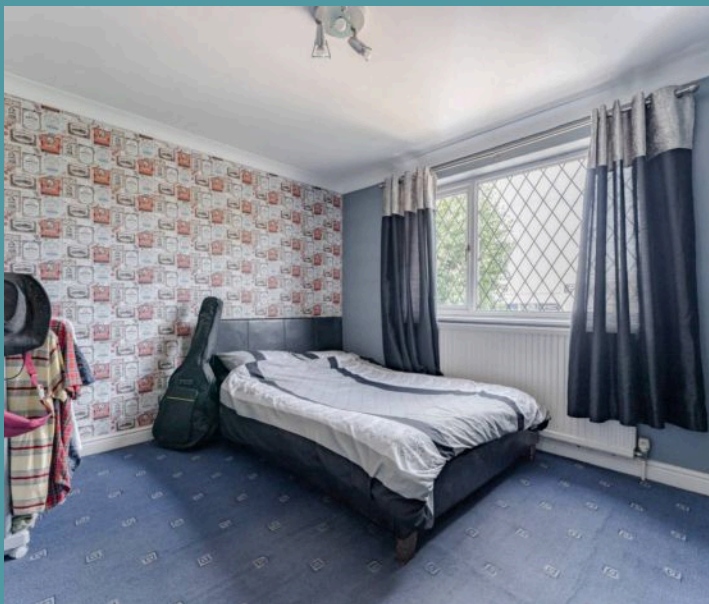
Fifers Lane, Hellesdon

Step into a bright and welcoming porch and continue through to the hallway, finished with soft carpet flooring that flows into an open snug area with a charming bay-style window. This is an adaptable space that works perfectly as a study, reading corner, or play area. Also located off the hallway is a conveniently placed WC, well-proportioned and offering excellent potential to be converted into a third bathroom.

The dining room is filled with natural light, enhanced by a bay-style window and characterful details including solid wood flooring, exposed wooden beams, and a feature pendant light. French doors open through to the spacious lounge, a bright and inviting room complete with plush carpet underfoot, a contemporary pendant light, and a striking wallpapered feature wall that creates a stylish focal point.

A further set of French doors provides direct access to the rear garden, letting in even more natural light and offering an effortless indoor-outdoor connection for everyday living or entertaining.

The kitchen has been thoughtfully designed with practicality and style in mind, featuring glossy fitted cupboards, wood-effect countertops, inset ceiling lights, a smart tiled backsplash, and tiled flooring. A large window offers garden views, while an internal door leads through to a separate utility room, ideal for laundry and extra storage, with direct access to the garage for added convenience.



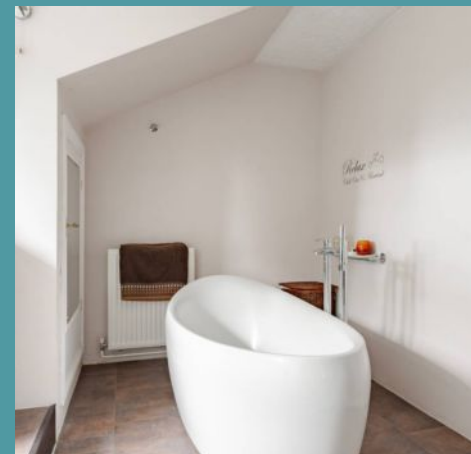
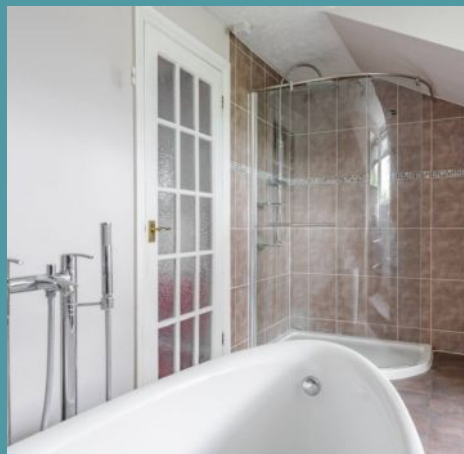
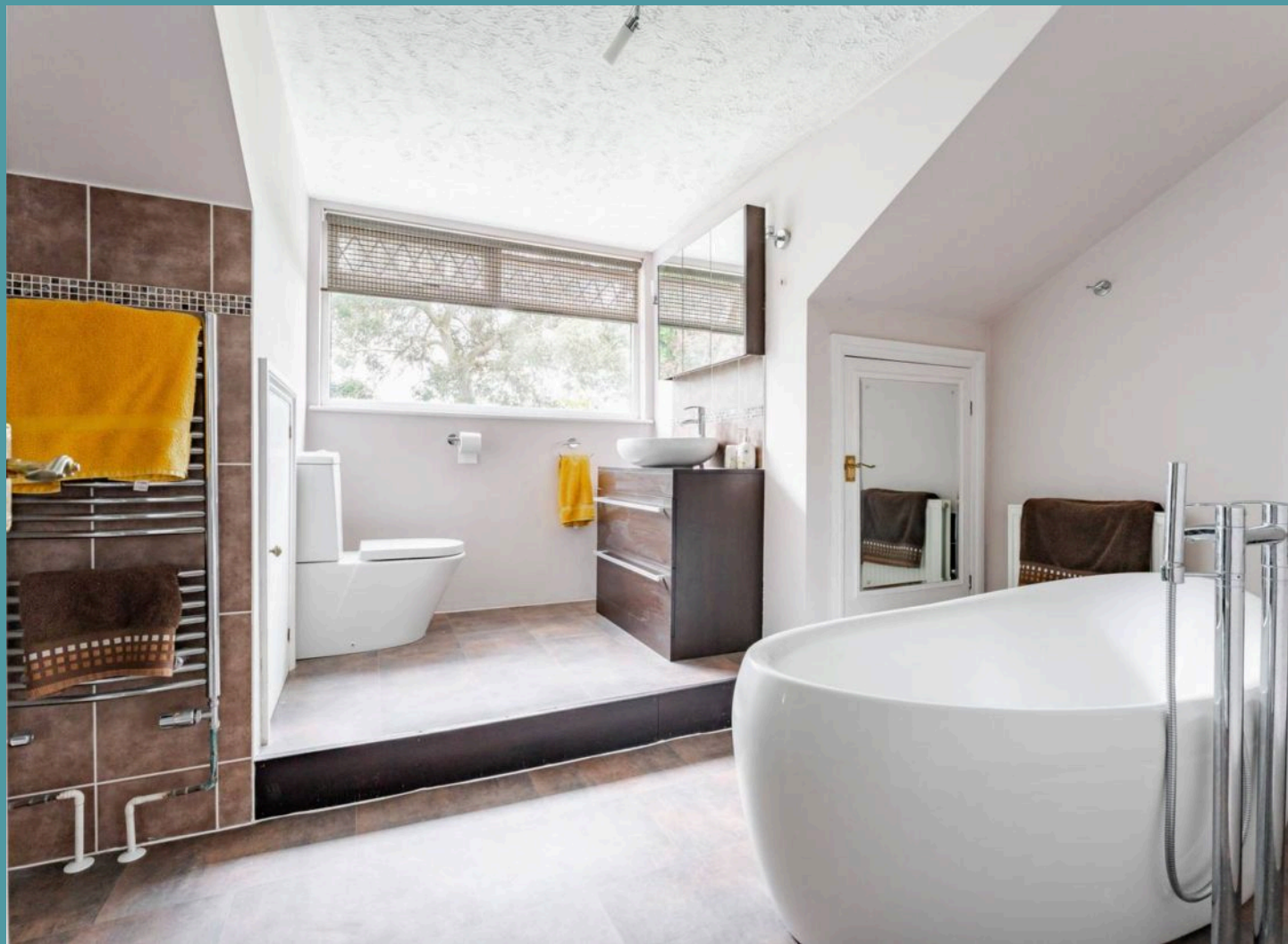
Upstairs, the landing houses a useful storage cupboard and leads to five generously sized double bedrooms, each fitted with cosy carpet flooring. The impressive master bedroom enjoys the added luxury of a modern en-suite bathroom, finished to a high standard with fully tiled walls and flooring, a glass-fronted shower cubicle, a freestanding bath, a sleek vanity unit with basin, heated towel rail, and built-in storage cupboards ideal for towels and toiletries.

The remaining bedrooms are served by a well-appointed family bathroom, complete with both a bath and a separate shower, and fully tiled for a clean and cohesive finish.

The home offers ample storage, with a partially boarded loft and the added benefit of a cellar, accessed using a ladder beneath the stairs. Additionally, the property benefits from double glazing throughout.

Outside, the south-facing rear garden is private and enclosed, enjoying sunlight for most of the day and offering a peaceful setting framed by mature trees and established shrubs. Mostly laid to lawn, it provides ample space for family activities, children's play, or relaxing in the warmer months. A sunken patio area with a built-in brick BBQ offers the perfect spot for entertaining, while a second patio area is ideal for outdoor dining. Additional features include a charming pond with water plants and a brick-built storage shed for added practicality.

To the front, a generous driveway provides ample off-road parking and leads to a sizeable garage, large enough to accommodate two vehicles with ease.





Agents notes

We understand that the property will be sold freehold, connected to all main services.

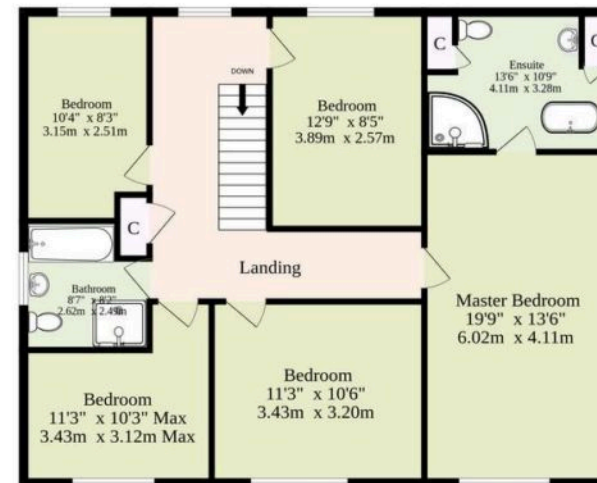
Heating system- Gas Central Heating

Council Tax Band- D



Ground Floor
1265 sq.ft. (117.5 sq.m.) approx.

1st Floor
1074 sq.ft. (99.8 sq.m.) approx.



Sqft Includes Garage And Shed

TOTAL FLOOR AREA : 2339 sq.ft. (217.3 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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