

# propertyladder



## Manor Close, Buxton, NR10 5HR

A Spacious Three Bedroom End Terrace Home!

**GUIDE PRICE £275,000** freehold



BRITISH  
PROPERTY  
AWARDS

2023 & 2024

★★★★★

**GOLD WINNER**

ESTATE AGENT  
IN NORWICH  
(NR10-16)



# UNWIND, ENTERTAIN, AND MAKE IT YOURS!

Tucked away in a peaceful cul-de-sac in the sought-after village of Buxton, this well-presented end terrace home offers spacious and flexible accommodation ideal for modern family living. The property is located within easy reach of local amenities, countryside walks, and convenient transport links to Norwich and the surrounding areas. The ground floor boasts two generous reception rooms, providing ample space for both relaxing and entertaining. A modern, well-equipped kitchen sits at the heart of the home, offering plenty of storage and workspace. A useful ground floor WC adds to the practicality of the layout. Upstairs, the property features three double bedrooms, all well-proportioned and bright, making it ideal for families or those needing home office space. The accommodation is completed by a stylish family bathroom.



“a fully enclosed garden offers a perfect mix of lawn and a raised patio area-ideal for alfresco dining”



## Overview

- Peaceful cul-de-sac location
- Two spacious reception rooms
- Modern fitted kitchen with good storage
- Handy ground floor WC
- Three double bedrooms upstairs
- Contemporary family bathroom
- Driveway with parking for two vehicles
- Enclosed rear garden with lawn and raised patio







## Location

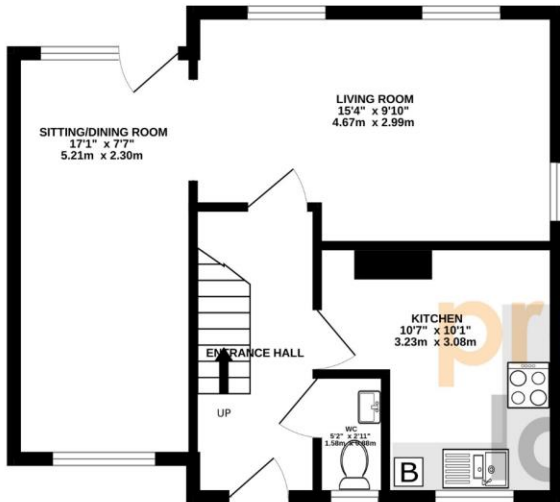
The charming village of Buxton is nestled in the picturesque Norfolk countryside, offering a perfect blend of rural tranquillity and convenient access to nearby towns and the city of Norwich. The village enjoys a strong sense of community and provides a range of local amenities, including a well-regarded primary school, a traditional village pub, a village hall, and a local shop. Buxton is also home to the beautiful Buxton Mill and sits close to the River Bure, making it a great spot for scenic walks and outdoor pursuits.



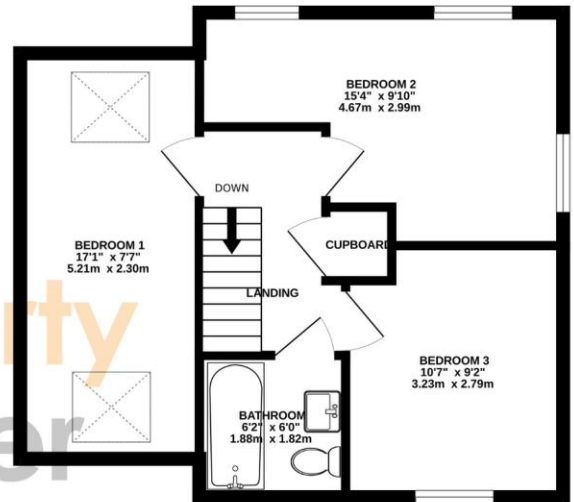
## Outside

Outside, the home continues to impress with a private driveway providing off-street parking for two vehicles. To the rear, a fully enclosed garden offers a perfect mix of lawn and a raised patio area-ideal for alfresco dining or simply unwinding in the sun.

**GROUND FLOOR**  
438 sq.ft. (40.7 sq.m.) approx.



**1ST FLOOR**  
442 sq.ft. (41.1 sq.m.) approx.



**TOTAL FLOOR AREA : 881 sq.ft. (81.8 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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**FULL EPC AVAILABLE UPON REQUEST**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

**COUNCIL TAX BAND: B**

**LOCAL AUTHORITY:** BROADLAND DISTRICT COUNCIL

**SERVICES CONNECTED:** MAINS WATER, MAIN DRAINS, MAINS ELECTRICITY, GAS CENTRAL HEATING

## Selling your home?

If you are considering selling your home, please contact us for your no obligation free market appraisal.

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