



Guide Price £300,000

3 Bedroom Semi-Detached House for sale
6 Cozens-Hardy Road, Norwich





Overview

This charming 3-bedroom semi-detached home is a great retreat from hustle and bustle whilst conveniently positioned for city needs. Come this way to find out more...



Key Features

- Marvelous 3-Bedroom Semi
- Boasting Extensive, Non-Overlooked and Sunny Garden
- Modern Integrated Kitchen and Refurbished Bathroom
- Unique Entrance, Bright Spaces and Ample Storage
- Independ Home Office / Gym / Music Room
- Additional Storage / Bike Store / Workshop
- Tranquil and Convenient Suburb Location Close to City, Schools and Amenities
- Easy Reach of Norwich Train Station, NDR Access Routes and Bus Stops





Welcome to Cozens-Hardy Road, Norwich. Nestled in a sought-after area, this beautifully maintained semi-detached property offers an inviting, modern space perfect for young families seeking stylish, comfortable living. With three well-proportioned bedrooms and a newly renovated bathroom featuring luxurious underfloor heating, this home combines functionality with a touch of indulgence.

The kitchen is a chef's dream, equipped with generous packing space and dual ovens, ideal for hosting and culinary adventures. An open-plan lounge-diner adds to the spacious feel, making it an ideal setting for relaxation or entertaining.

Outside, you'll find a versatile workshop and a bright, airy office space - a great setup for remote work, wellbeing and creative pursuits. The substantial garden is a sun-lover's paradise, with a lush lawn and sunny spots throughout the day, creating a perfect retreat for outdoor enjoyment.

Positioned in the highly sought-after suburb of Sprowston, day-to-day necessities and amenities are easily accessible including good schools, Tesco store, Sprowston Manor golf course, eateries and takeaways. Just a short drive or cycle ride of Norwich city centre, commutes are easy and the Norwich Northern Distributor road is only a 5-minute drive for quick access to other routes.

Viewings are readily available. For an appointment to see this wonderful home in person, simply call us 24/7.

What3Words: ///rocky.waddle.since



Kitchen-Breakfast Room

13' 1" x 9' 8" (4.00m x 2.95m)

Tiled floor, uPVC double-glazed window with fitted roller blind, fitted base and wall-mounted units and breakfast bar, granite worktops, integrated dual oven, gas hob, extractor hood, washing machine, fridge-freezer and wine cooler, spotlights, under stair pantry-style cupboard, multiple sockets and radiator.

Lounge-Diner

18' 6" x 12' 11" (5.65m x 3.95m)

Laminate flooring, uPVC double-glazed window, Celtic arch cast iron fireplace with marble hearth and mantle surround, ceiling and wall-mounted lights, coving, multiple sockets, TV aerial and radiator

Vestibule

7' 10" x 3' 9" (2.40m x 1.15m)

Vinyl flooring, fully double-glazed uPVC exterior door and wall-mounted light.

Lobby

6' 0" x 3' 11" (1.85m x 1.20m)

Laminate flooring, half double-glazed uPVC exterior door, Vertical radiator, spotlights, thermostat and coving.

Bedroom One

13' 1" x 11' 5" (4.00m x 3.50m)

Fitted carpet, uPVC double-glazed window, built-in over stair wardrobe and separate cupboard housing the combi gas boiler, ceiling light and pendant bedside lights, multiple sockets and radiator.

Bedroom Two

9' 10" x 8' 0" (3.00m x 2.45m)

Laminate flooring, uPVC double-glazed window, ceiling light, dado rail, multiple sockets and radiator.

Bedroom Three

8' 0" x 6' 4" (2.45m x 1.95m)

Laminate flooring, uPVC double-glazed window, ceiling light, dado rail, sockets and radiator.

Bathroom

7' 6" x 6' 4" (2.30m x 1.95m)

Tiled flooring and walls floor-to-ceiling, uPVC double-glazed window with fitted Venetian blind, back-to-wall toilet, round wash hand basin, dual shower over bath with framed fluted glass shower screen, spotlights, heated towel rail and underfloor heating.

Office-Gym-Music Room

10' 2" x 8' 8" (3.10m x 2.65m)

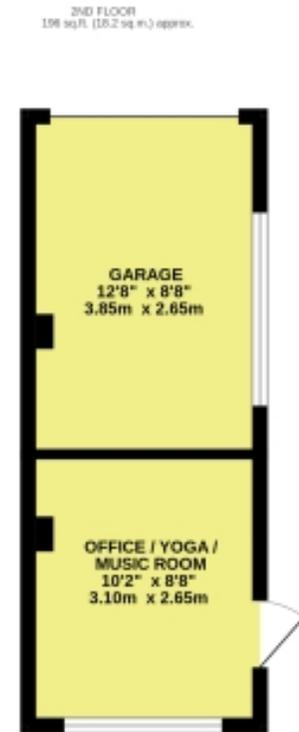
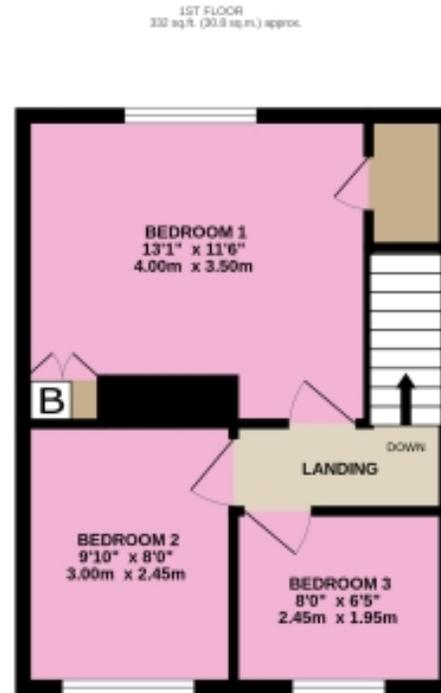
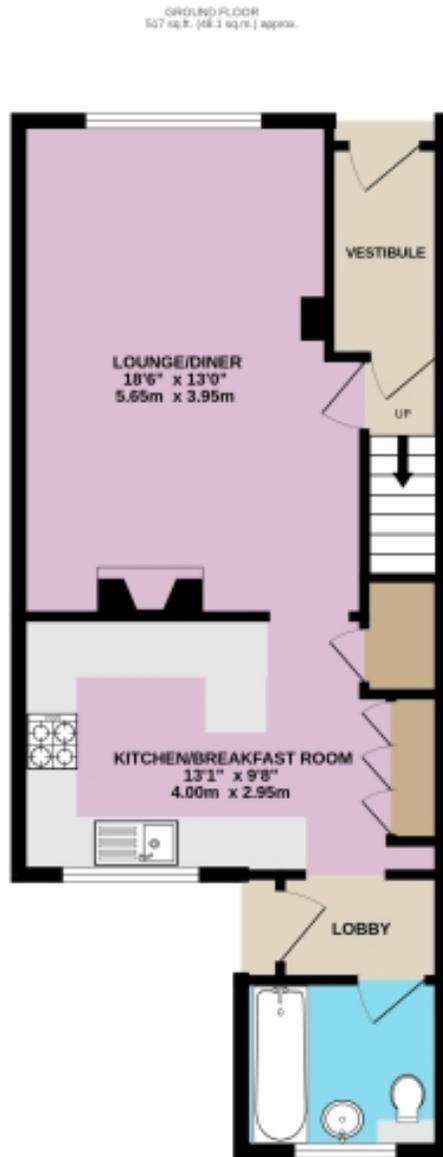
Hard flooring, uPVC double-glazed window and exterior door, sockets and spotlights.

Garage

12' 7" x 8' 8" (3.85m x 2.65m)

Concrete floor, uPVC double-glazed window and up-and-over garage door.

Floorplans



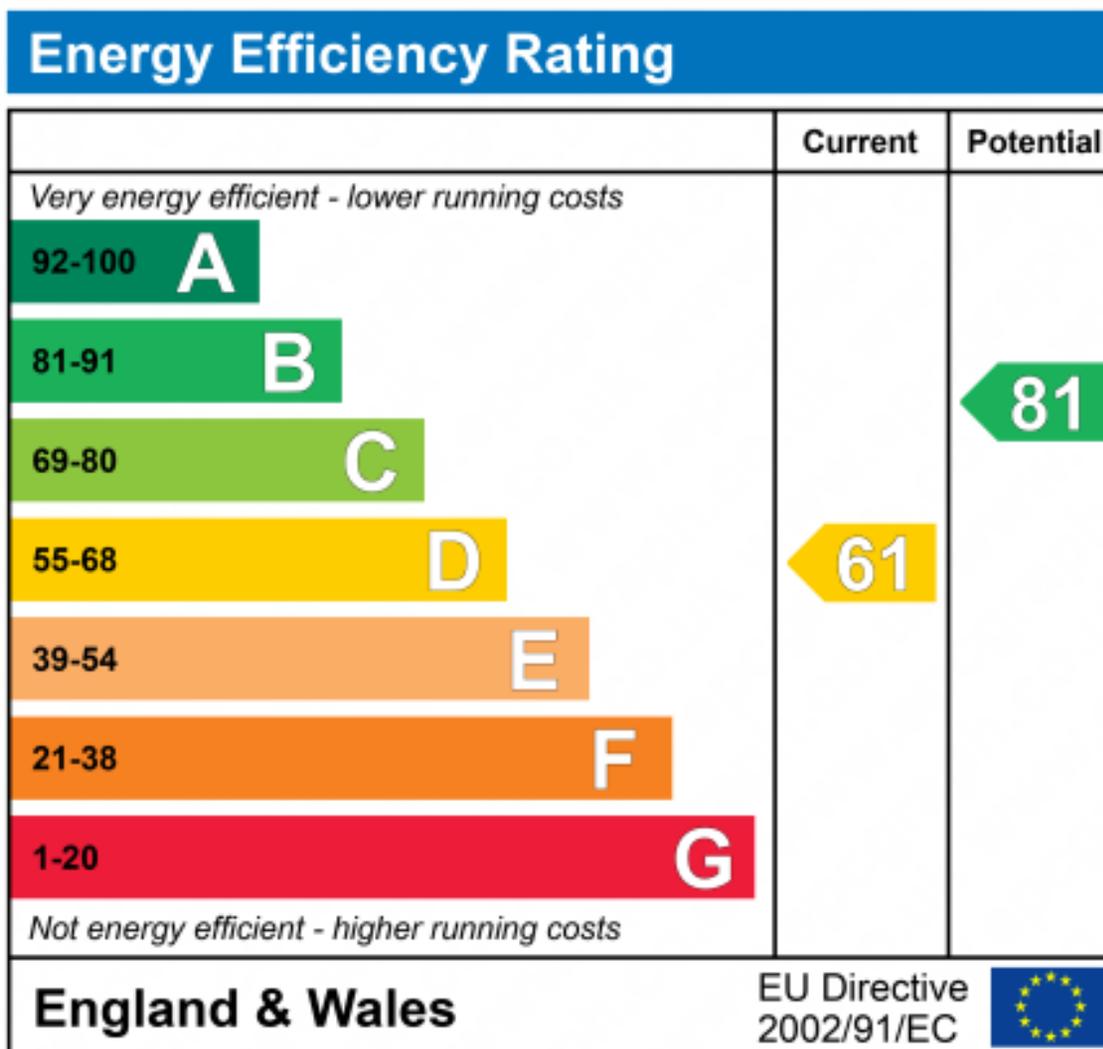
3-BEDROOM SEMI-DETACHED HOUSE

TOTAL FLOOR AREA : 1045 sq.ft. (97.1 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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