



## 135 Netherwood Green, Norwich

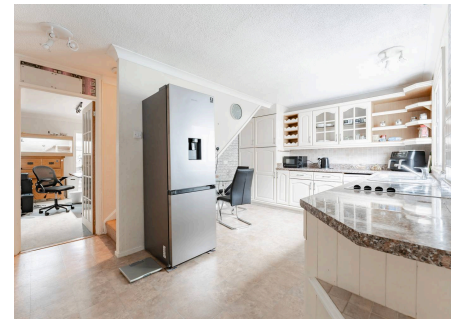
£170,000 Freehold

Introducing a charming 3-bedroom terraced house, perfectly suited for first-time buyers, that presents an ideal opportunity for those looking to settle into a well-presented home sold end of the chain. Situated in a sought-after NR1 postcode, this residence offers not only three double bedrooms but also the added convenience of a ground-floor WC.



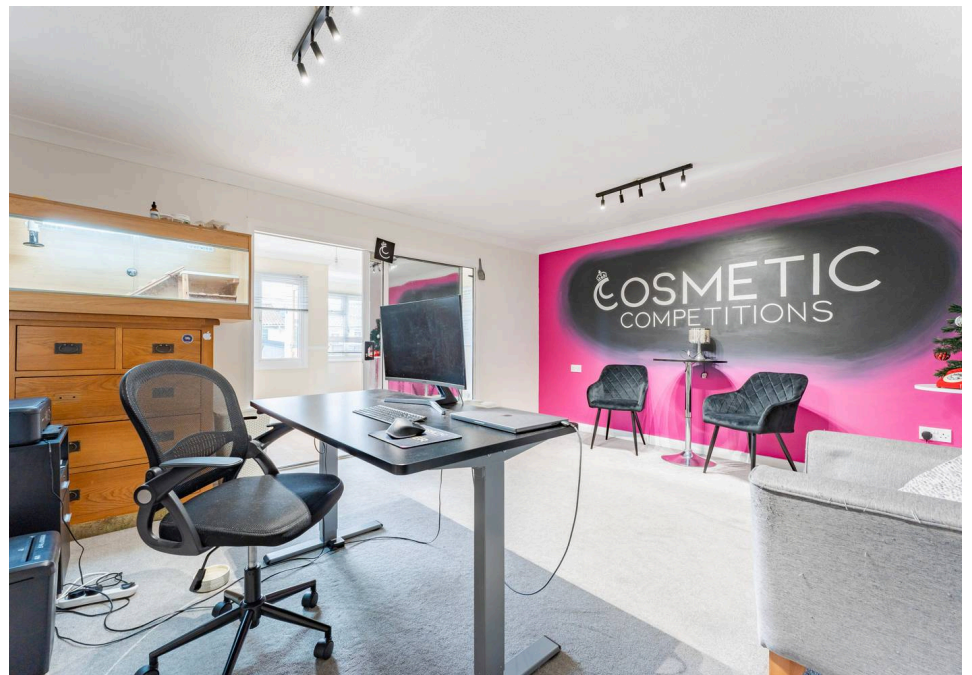
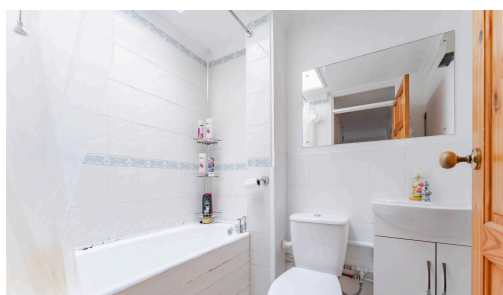
## Location

Nestled in the heart of Norwich's sought-after NR1 area, Netherwood Green enjoys a prime location combining tranquillity and convenience. This charming address is ideally situated close to an array of local amenities, including shops, cafes, and highly regarded schools, making it perfect for families and professionals alike. For outdoor enthusiasts, the nearby Whitlingham Country Park offers picturesque walking trails, water activities, and scenic spots for relaxation. Excellent transport links provide easy access to Norwich City Centre, home to its historic cathedral, vibrant shopping districts, and a thriving food and cultural scene. With a blend of suburban charm and urban accessibility, Netherwood Green offers an exceptional lifestyle opportunity.



## Netherwood Green

As you step into this property, an inviting entrance area greets you, providing access to the WC, utility cupboard, and the fully equipped kitchen featuring a range of wall and base units, a built-in oven, worktop hob, and ample space for appliances, including a dishwasher and fridge/freezer. The front aspect window illuminates the space while offering glimpses of the surrounding neighbourhood.





Furthermore, the kitchen seamlessly flows into a dedicated dining area, making it an ideal spot for hosting gatherings or enjoying daily meals.

Adjacent to the kitchen, the spacious living room boasts a lovely size to accommodate various furniture layouts and exudes warmth with its feature electric fire. For added versatility, a sliding door leads to a separate study/playroom, which currently serves as a study but could easily be transformed into a dining room or playroom to suit individual needs.

Venturing upstairs, you'll discover three well-appointed bedrooms, two of which are equipped with built-in wardrobes, offering ample storage solutions for personal belongings. The shared family bathroom on this floor features a bath, overhead shower, sink, and WC, providing essential amenities for daily routines.

Stepping outside, the private rear garden beckons with a low-maintenance setup, highlighted by a patio area and enclosed by wooden fence panels, creating a tranquil retreat for relaxation or al fresco dining. Tucked away in a quiet corner of the road yet with excellent access in and out of the city, this residence epitomises comfortable living in a convenient location.

### Agents Notes

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

Council Tax band: A

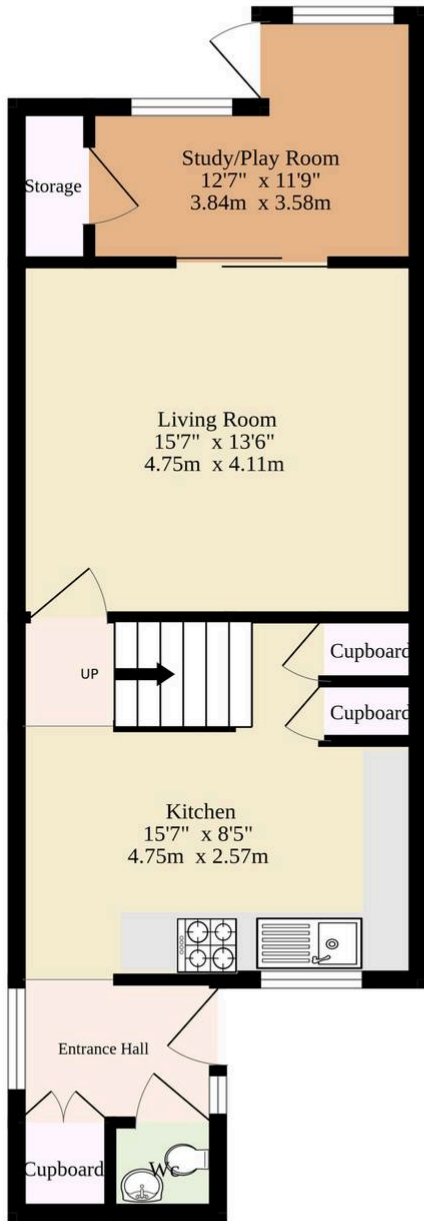
Tenure: Freehold

EPC Energy Efficiency Rating: E

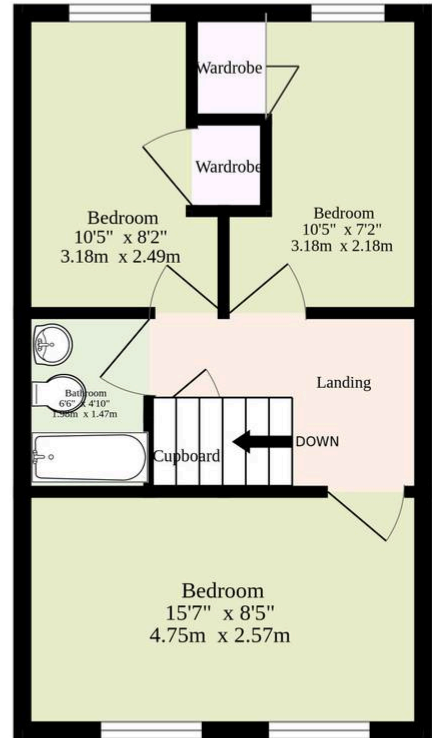
EPC Environmental Impact Rating: F



Ground Floor  
607 sq.ft. (56.4 sq.m.) approx.



1st Floor  
383 sq.ft. (35.6 sq.m.) approx.



TOTAL FLOOR AREA : 990 sq.ft. (92.0 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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