



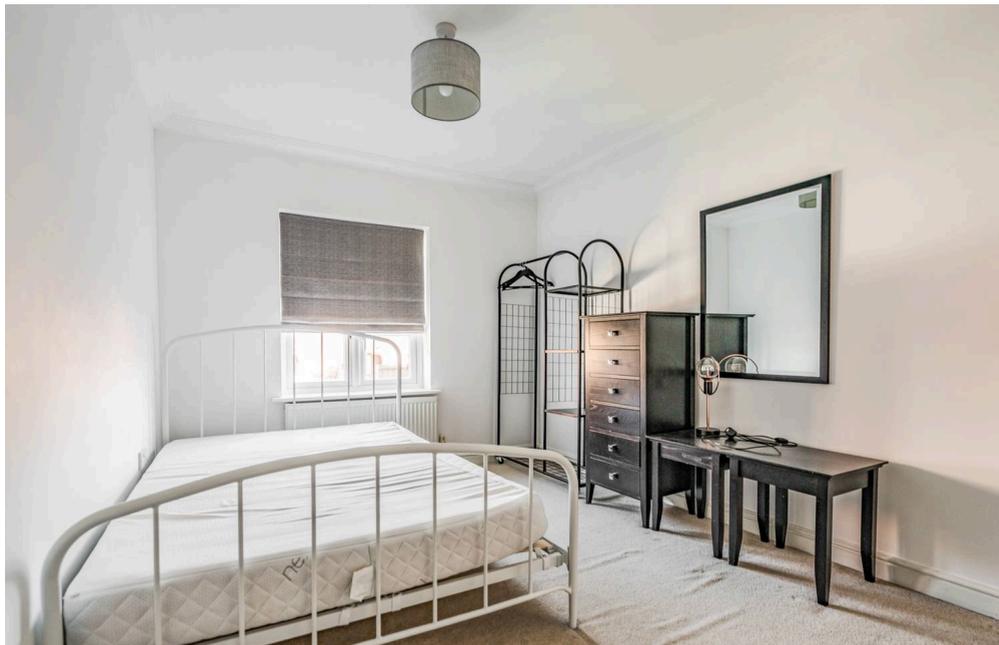
20 Tolye Road, Norwich - NR5 9PR

£260,000 - £270,000 Freehold

Presenting a three-bedroom end-of-terrace house offering a fantastic opportunity for shared accommodation or rental investment. With a spacious lounge that has the potential to be used as a fourth bedroom, a modern kitchen/diner, and three generously sized bedrooms, including a master with an ensuite, this versatile property is designed for comfortable living. The family bathroom, downstairs WC, and ample storage add to the convenience. Outside, you'll find a private, enclosed rear garden with astroturf, a garden shed, and access to a brick-built garage with a parking space in front. The property is located next to Bowthorpe Community Garden, with nearby playgrounds, cycling paths, and easy access to local amenities.

Location

Tolye Road is a well-situated location in Norwich, offering a peaceful residential setting with convenient access to local amenities. The area is close to the Bowthorpe Community Garden, a great spot for outdoor activities, and a nearby playground, perfect for families. Cycling paths are easily accessible, making it ideal for those who enjoy an active lifestyle. With parks, green spaces, shops, schools, and leisure facilities nearby, residents can enjoy a calm neighbourhood while staying connected to everything they need.



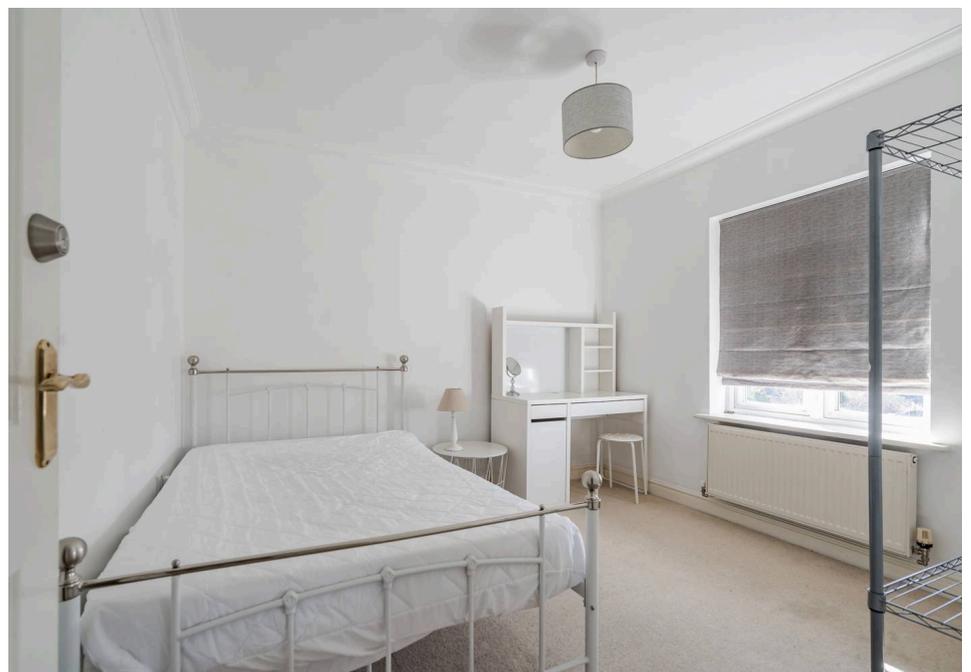
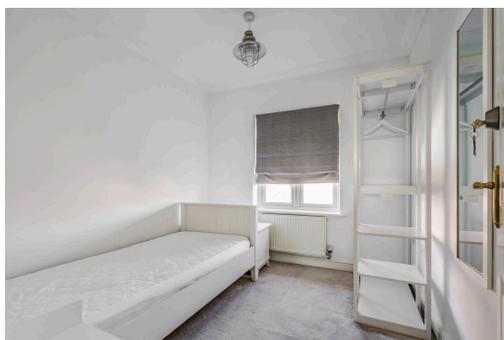
Agents notes

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

Maintenance fee- £114.77 half-yearly

Heating system- Gas Central Heating

Council Tax Band- C



Toyle Road, Norwich

Enter through the entrance hall, where you are greeted by a conveniently located WC. The hall also features an understairs cupboard for additional storage. A spacious and bright lounge offers a versatile space, with the potential to be used as a fourth bedroom if needed.

The kitchen/diner is the focal point of the home, providing a contemporary space with wood-effect cupboards, ample counter space, tiled floors, and plumbing for a washing machine. It also offers a dining area or versatile snug, with French doors leading to the outside.

Moving upstairs, you will find three generously sized bedrooms, including a master bedroom with an ensuite bathroom featuring a shower and tiled walls.

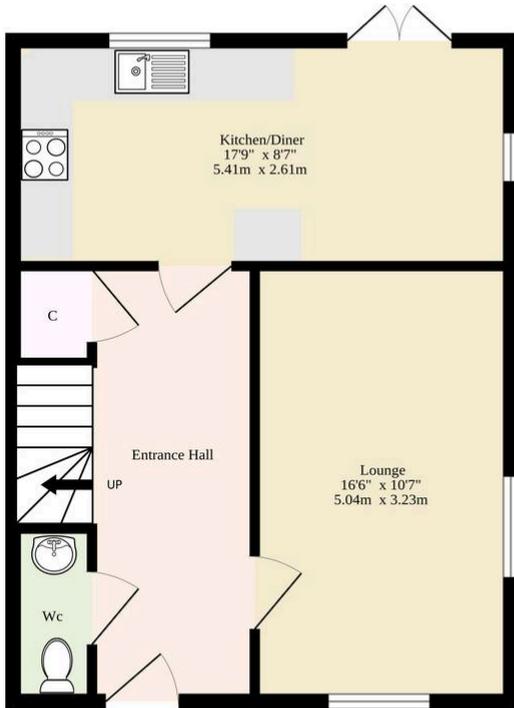
The family bathroom on this floor is elegantly appointed with a panelled bath and overhead shower attachment, complemented by tiled walls for a sleek finish.

Throughout the property, double glazing ensures a comfortable and energy-efficient living environment.

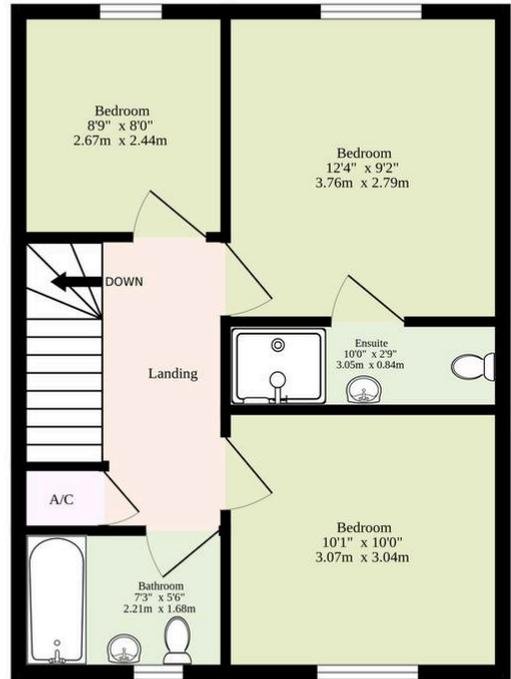
Outside, you'll find a private, enclosed rear garden with astroturf and a garden shed, along with a gate providing access to a brick-built garage and a parking space in front.



Ground Floor
402 sq.ft. (37.3 sq.m.) approx.



1st Floor
437 sq.ft. (40.6 sq.m.) approx.



TOTAL FLOOR AREA : 904sq.ft. (84.0 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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