



## 17 Airedale Close, Norwich

£200,000 Freehold

This charming two-bedroom mid-terrace house, located in a peaceful cul-de-sac in the sought-after NR3 area of Norwich, offers a perfect blend of modern comfort and practicality. Featuring a spacious lounge, well-equipped kitchen, two double bedrooms, and a bathroom, the property is in excellent condition throughout. With the added benefits of off-road parking, an enclosed rear garden with a storage shed, double glazing, and gas heating, it presents an ideal opportunity for first-time buyers looking for a move-in ready home.



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Location

The NR3 area of Norwich is a vibrant and highly sought-after location, offering urban convenience and suburban charm. Just a short distance from the bustling city centre, NR3 is known for its leafy streets, diverse community, and rich history. Residents enjoy easy access to a wide range of local amenities, including independent cafes, boutique shops, and friendly pubs.

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The area is well-served by public transport, making exploring the rest of Norwich simple, while nearby parks and green spaces offer a peaceful escape from the city hustle. With a blend of charming period homes and modern developments, NR3 has become a popular spot for young professionals, families, and anyone looking to enjoy a vibrant yet relaxed lifestyle in one of Norwich's most desirable areas.

### Airedale Close

This well-presented two-bedroom mid-terrace house is nestled in a quiet cul-de-sac in the popular NR3 area of Norwich. The property is in excellent condition throughout and offers a comfortable and modern living space.

The ground floor features a welcoming entrance hall, leading to a spacious lounge and a well-equipped kitchen. Upstairs are two generous double bedrooms and a bathroom, all accessible from the landing.

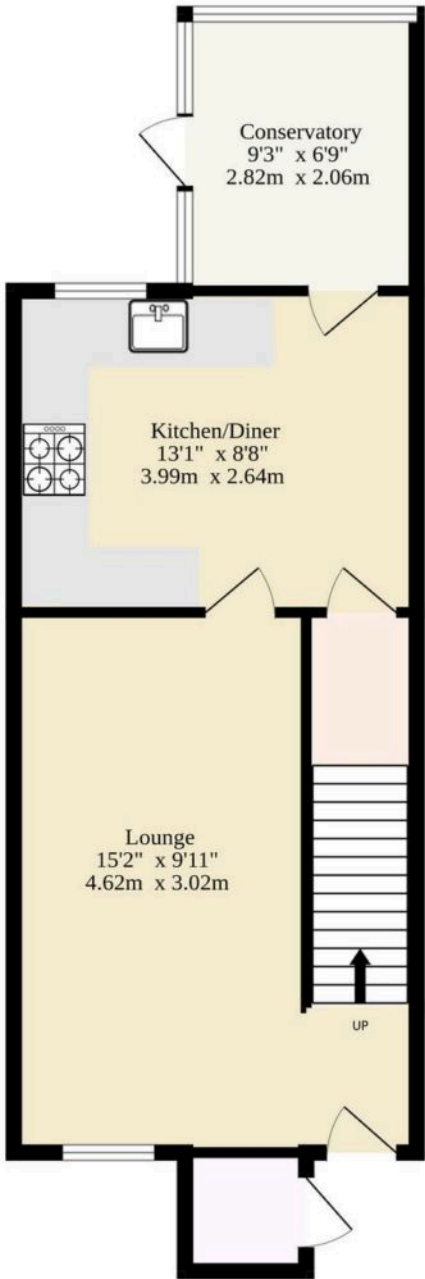
Outside, the property benefits from an off-road parking space at the front, while the enclosed rear garden provides a private outdoor retreat, complete with a useful storage shed. Additional advantages include double glazing and gas heating, ensuring a warm, energy-efficient home.

Ideal for first-time buyers, this charming home is not to be missed. Early viewing is highly recommended!

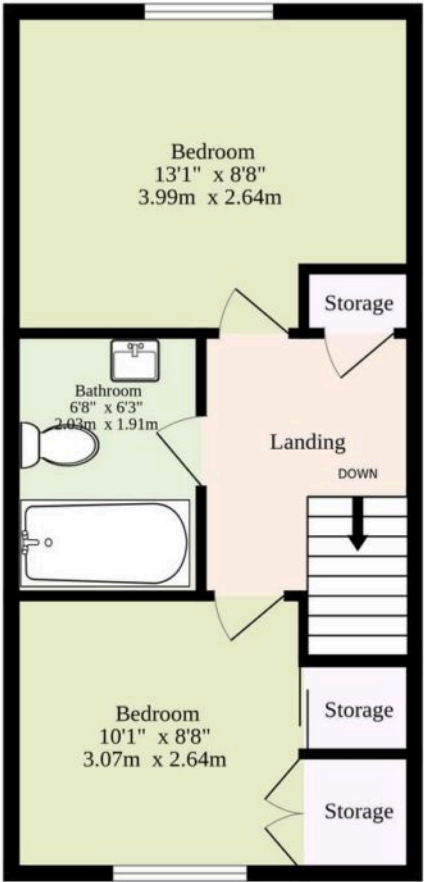
### Agents Note



Ground Floor  
331 sq.ft. (30.8 sq.m.) approx.



1st Floor  
287 sq.ft. (26.7 sq.m.) approx.



TOTAL FLOOR AREA : 618 sq.ft. (57.4 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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