



## Riverana, 5 Ferry Lane, Postwick, Norwich, NR13 5HL

Situated in one of the city's popular outlying villages this home offers convenient access to Norwich, Southern bypass, Broadland Gateway. A very quiet and serene location of beauty with riverside and rural walks on your doorstep. The property sits on a quarter acre plot offering plenty of parking, double garage and benefits from oil-fired central heating and double-glazed windows throughout

This is potentially your next forever home!

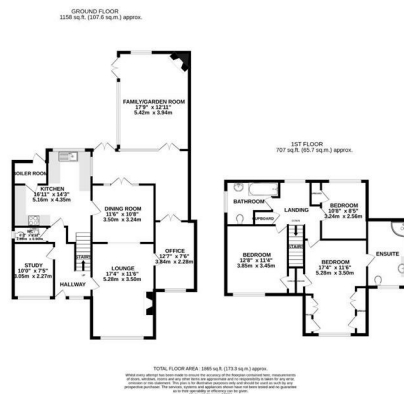
£625,000

- Popular convenient village location for A47 and Broadland Gateway
- Four bedrooms
- Ensuite to master bedroom
- Quarter acre plot.
- Double garage with ample parking
- Several reception rooms.
- Oil fired central heating
- Double glazing

Rarely available in Postwick this property offers the possibility of being your next forever home. A wealth of accomodation sitting on a quarter of an acre plot it offers plentiful parking for several vehicles, a double garage with electric doors and prime position within the village that offers convenient access to Norwich and surrounding area with nature on your doorstep by both countryside and river walks.

After being recently decorated it is presented in good order but also has the potential for extension with planning permission previously granted for a large single storey rear extension, greatly extending the current kitchen and living space available. Broadland District Reference - 2023/0257

A viewing is highly recommended as the vendor has found.



| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         | 84        |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  | 58                      |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |