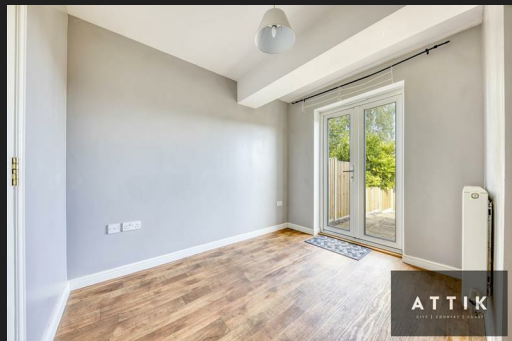


84 Southalls Way
Norwich
NR3 4SJ



ATTIK
CITY | COUNTRY | COAST

84 Southalls Way

Guide Price £300,000

Three-Bedroom, Three-Storey Mid-Terraced Home

Attik are pleased to market Southalls Way, an inviting three-bedroom, three-storey mid-terraced home ideally located in the sought-after NR3 area of Norwich. This beautifully presented property offers a perfect blend of modern living and comfort, making it an ideal family home. As you approach the house, you will notice its attractive façade and the convenience of two off-road parking spaces, along with an integrated garage, providing ample storage or vehicle space.

Upon entering the property, you are greeted by an inviting entrance hallway. To the right, you will find a door leading to the integrated garage, perfect for parking or additional storage. Continuing through the hall, you arrive at the bright and airy kitchen diner. This delightful space features French doors that open out to the rear garden, allowing plenty of natural light to flow in. The kitchen itself is well-equipped with ample storage, preparation space and room for freestanding appliances, including a washing machine, single oven and a four-ring gas hob. A spacious dining area completes this inviting space, ideal for family meals and entertaining. Conveniently located on the ground floor, you will also find a stylish downstairs WC and additional storage for coats and shoes.

Heading upstairs to the first floor, you will discover a spacious lounge area, currently utilised as a comfortable living room, boasting lovely views of the street. A small double bedroom, which serves as a study, is also located on this floor, offering pleasant views over the rooftops. At the end of the first landing, you will find the modern family bathroom, beautifully finished with floor-to-ceiling white tiles, a shower-over-bath, toilet and sink, providing a contemporary retreat for all.

On the second floor, the property features two further bedrooms. The first is a generously sized double bedroom, flooded with natural light from three expansive windows. Completing the accommodation is the master bedroom, distinctly spacious and bright, featuring integrated storage and stunning views over the rear garden. This room also benefits from an en-suite shower room, fitted with a modern suite, laminate flooring, and floor-to-ceiling tiles, providing a touch of luxury.

In summary, Southalls Way is a thoughtfully designed home that combines comfort, style and practicality in a desirable neighbourhood, within easy reach of local parks and amenities. It is an excellent opportunity for families or professionals looking to settle in this vibrant area of Norwich.

AGENTS NOTES:

A pre-recorded walkaround tour is available for this property.

Council Tax Band C

Local Authority
Norwich City

Council Tax Band C

EPC Rating C

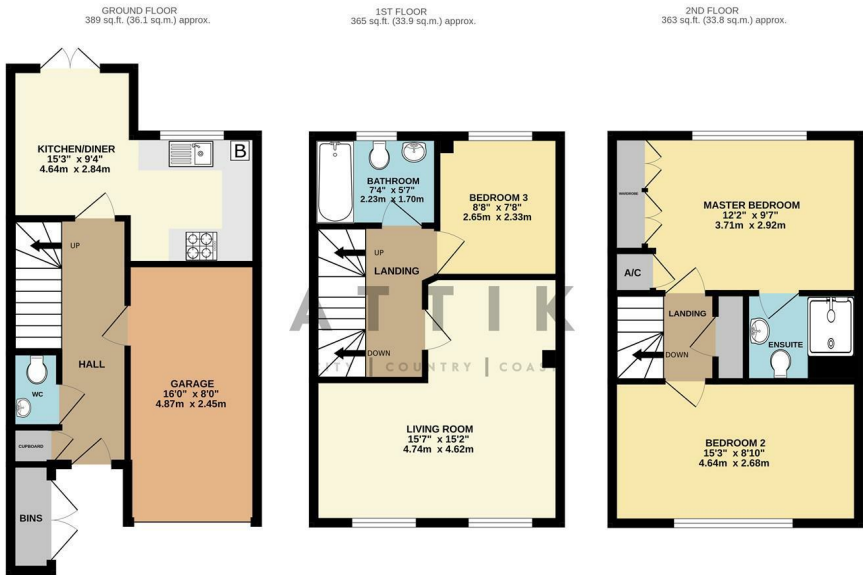


Contact

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TOTAL FLOOR AREA: 1117 sq. ft. (103.8 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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