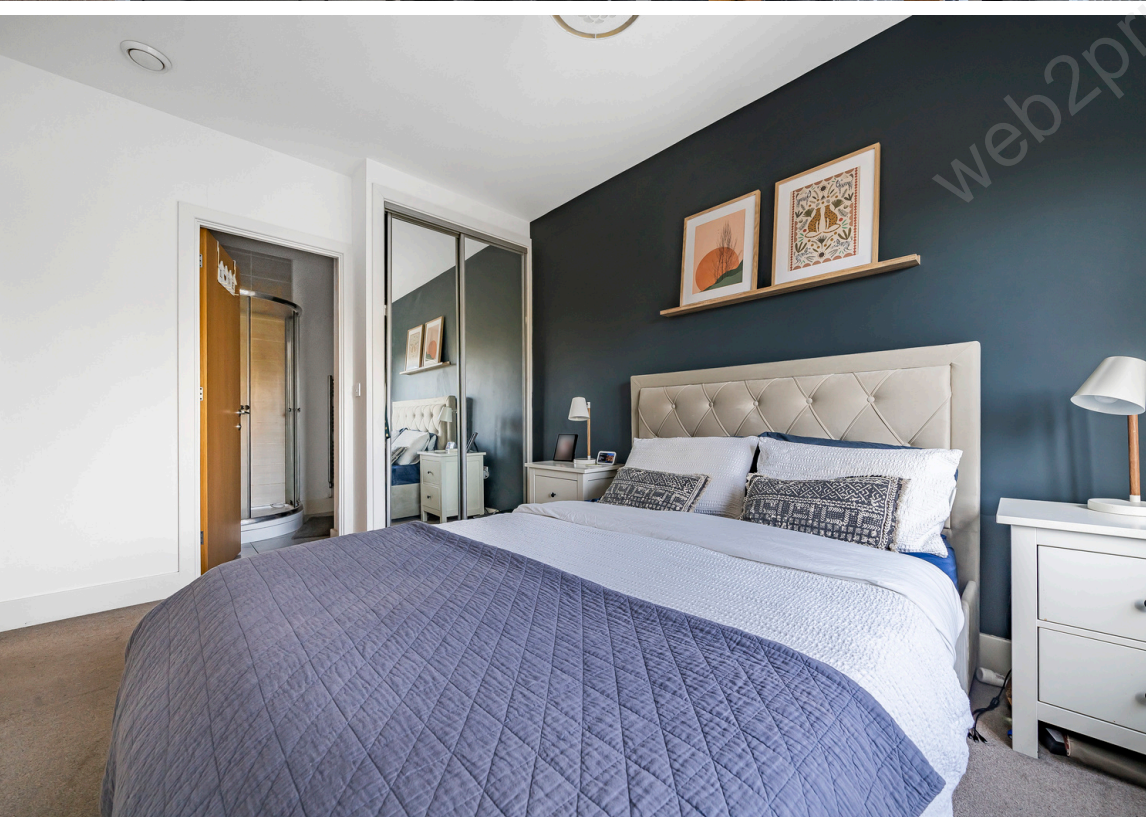




10 The Sidings
Norwich, Norfolk, NR1 1GA

BROWN & CO



10 The Sidings, Norwich, Norfolk, NR1 1GA

Attractive three/four bedroom three-storey townhouse wonderfully located for the city and Norwich train station.

£350,000



DESCRIPTION

No.10 The Sidings comprises a three/four-bedroom townhouse offered to the market in excellent order throughout, enjoying an enviable position being within striking distance of Norwich train station and ideally placed to walk into the city. The accommodation is well arranged on three floors and offers any buyer a great deal of flexibility across the whole.

The property is approached via the front into a wide entrance hall with access to the garage, cloakroom, ground floor bedroom/study and a utility room enjoying access into the garden. The garage area has been converted into a gym/studio but could quite easily be used as a home office; within the garage a store has been retained.

On the first floor there is a lovely open plan feel. The current owners made the adjustment to incorporate the main sitting/dining room into the kitchen area providing any buyer with an opportunity to entertain; the Juliet balcony acts as a brilliant feature to the house. The kitchen itself benefits from a range of integrated appliances together with ample wall and base units. The main sitting area benefits from a further Juliet balcony with superb views over woodland.

On the second floor there are three bedrooms and a family bathroom accessed off the landing area. The principal bedroom enjoys an en-suite shower room.

To the outside the property is approached off The Sidings onto a driveway with parking for two vehicles leading up to the garage. The rear gardens are well maintained, enclosed by panel fencing and offer privacy from neighbouring properties.

Services – Mains water, mains drainage, mains gas central heating, mains electricity.

LOCATION

Located to the east of Norwich within walking distance to the railway station and Riverside development offering a selection of restaurants, bars, cinema, bowling and gym, Norwich City Football Club and Norwich City centre itself.

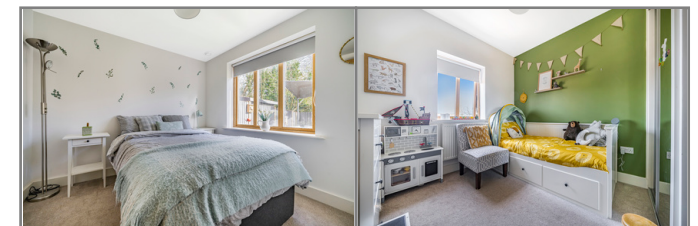
DIRECTIONS

Proceed out of Norwich on Thorpe Road and take the right turn into Salisbury Road. Follow the road till the end and turn left onto Cremorne Lane. Take the next right turn into The Sidings. The property is located on the left-hand side.

AGENT'S NOTES:

- (1) The photographs shown in this brochure have been taken with a camera using a wide angle lens and therefore interested parties are advised to check the room measurements prior to arranging a viewing.
- (2) Intending buyers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed.

VIEWING Strictly by prior appointment through the selling agents' Norwich Office. Tel: 01603 629871

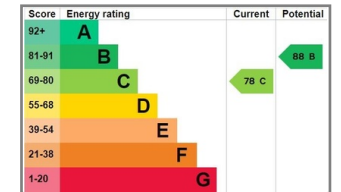
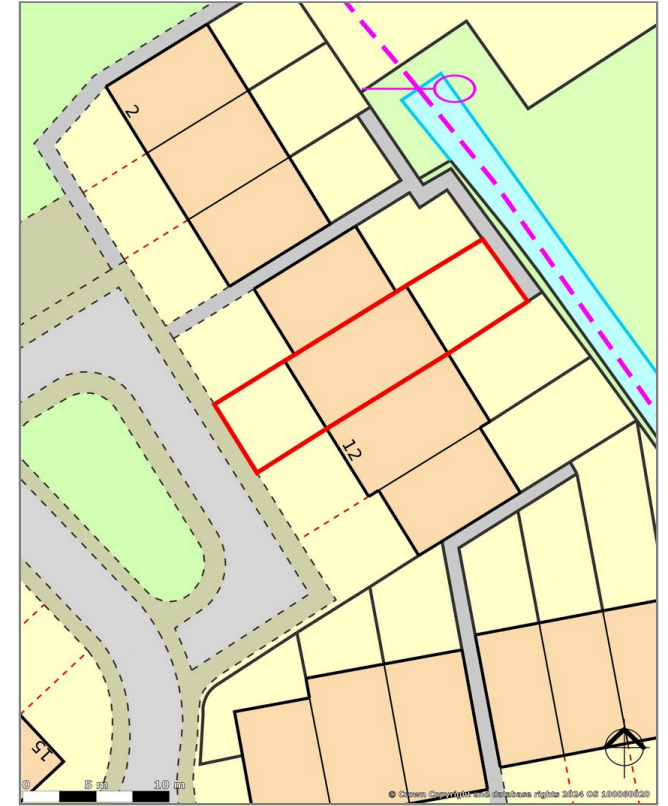
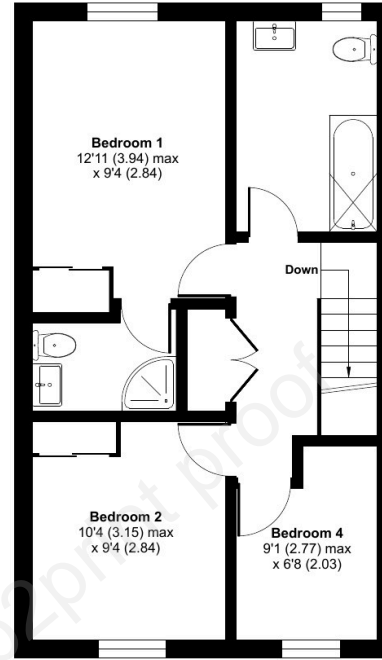
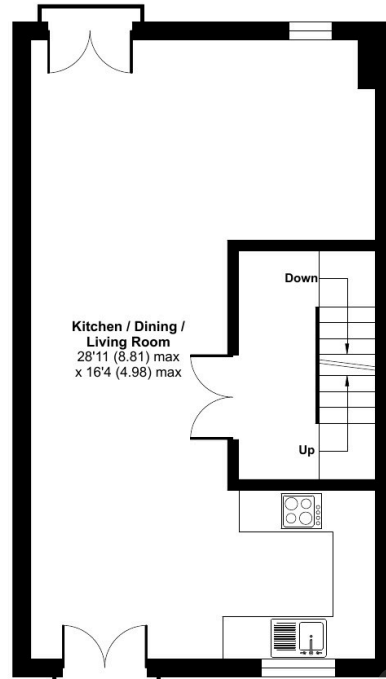
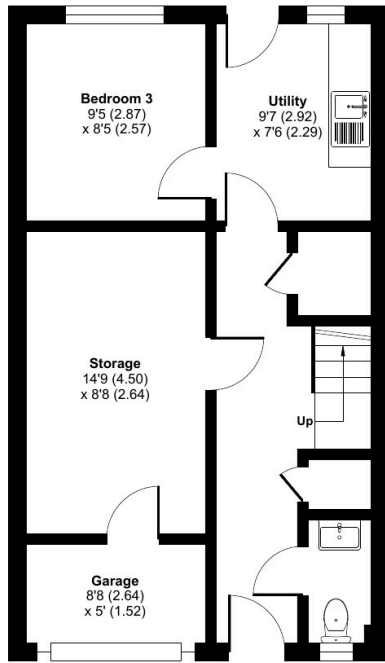




The Sidings, Norwich, NR1

Approximate Area = 1438 sq ft / 133.5 sq m (includes garage)

For identification only - Not to scale



RICS Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nlcheom 2024. Produced for Brown & Co. REF: 1101099

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