

FREEHOLD

House - Terraced

# 16 BROOMSFIELD, NORWICH, NR5 9FE

Guide Price

£230,000

## FEATURES

- Immaculate Throughout
- Open Plan Living
- Lovely Kitchen
- Ensuite
- Enclosed Garden
- Entrance Hall
- Downstairs Wc
- Two Bedrooms
- Family Bathroom
- On Street Parking



# 2 Bedroom House - Terraced located in Norwich

## Description

Nestled in the area bordering the marshes and Clover hill, Norwich, this stunning modern terraced house offers a perfect blend of modern living and countryside tranquillity. Built in 2021, this new build property boasts a prime location on a hill, providing good walks and a sense of serenity.

With one reception room, two bedrooms, and two bathrooms including an ensuite, this home is designed for both comfort and convenience. The open plan layout of the living, dining, and kitchen areas creates a spacious and welcoming atmosphere, ideal for hosting gatherings with friends and family.

One of the standout features of this property is its enclosed rear garden, offering a private outdoor space to relax and unwind. The arrangement of the houses in the area enhances this privacy, making it a peaceful retreat from the hustle and bustle of city life.

Conveniently located near good bus routes to the city, UEA, and the hospital, this home provides easy access to essential amenities and services. Whether you're looking for a peaceful escape or a place to entertain, this property in NR5 offers the best of both worlds.

## Entrance Hall

Sealed unit double glazed door to the front with window, door to the open plan kitchen and wc.

## Downstairs Wc

Wc and wash hand basin. Radiator.

## Kitchen Area

10'5 x 8'3

Sealed unit double glazed window to the front, range of units both base and eye level, sink, integrated appliances to include hob with extractor over and oven below. Fridge/freezer, dishwasher and washing machine.

## Dining Area

15'3 max x 10'0

Stairs to the first floor, opening to the sitting room. Understairs cupboard.

## Sitting Area

14'9 x 9'2

Sealed unit double glazed windows and doors to the rear leading out to the garden. Radiator.

## Landing

Doors to both bedrooms and the bathroom.

## Principal Bedroom

15'0 x 10'2 max

Sealed unit double glazed windows to the front with built in blinds double wardrobe and door to the ensuite. Radiator.

## Ensuite

Shower cubicle, wash hand basin and wc. Tiled splash backs.

## Bedroom Two

15'1 x 9'1

Sealed unit double glazed window to the rear and radiator.



### Family Bathroom

Panel bath with screen and shower over, pedestal wash hand basin and wc. Tiled splash backs.

### Outside

To the front of the property there is a raised entrance leading to the front door. Side access gate to the rear garden which has been landscaped for ease. Patio area and lawned. A perfect spot to relax in the evenings or entertain at weekends.

### Agents Note

Council Tax Band B

Service Charge For Communal Areas £249.26 per annum



NORWICH SALES | UNIT 3 VISION PARK QUEENS HILLS, NORWICH, NR8 5HD





NORWICH SALES | UNIT 3 VISION PARK QUEENS HILLS, NORWICH, NR8 5HD



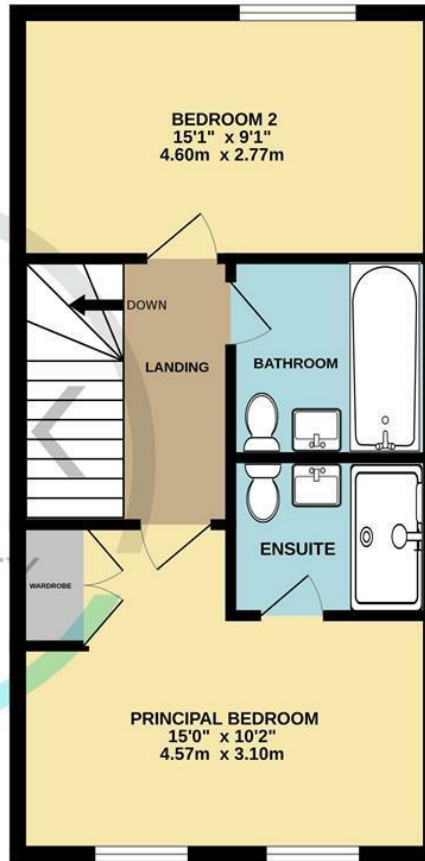


NORWICH SALES | UNIT 3 VISION PARK QUEENS HILLS, NORWICH, NR8 5HD

GROUND FLOOR



1ST FLOOR



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.  
Made with Metropix ©2024

Call us on

01603 338433

[norwich@thinkproperty.ltd](mailto:norwich@thinkproperty.ltd)  
<https://www.thinkproperty.ltd/>

Council Tax Band

**B**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		95
(81-91) <b>B</b>	83	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

