





Poppyfields, Norwich, NR5 9FB

william h brown

welcome to

Poppyfields, Norwich

Immaculately presented three-bedroom end-terrace home in the sought-after Poppyfields development, NR5. Offering a stylish modern finish throughout, spacious open-plan living, en-suite to the principal bedroom and private rear garden, this turnkey property is perfect for families and professionals













Description

Located within the highly desirable Poppyfields development in NR5, this beautifully presented three-bedroom end-terrace home offers contemporary living in a convenient and well-connected location.

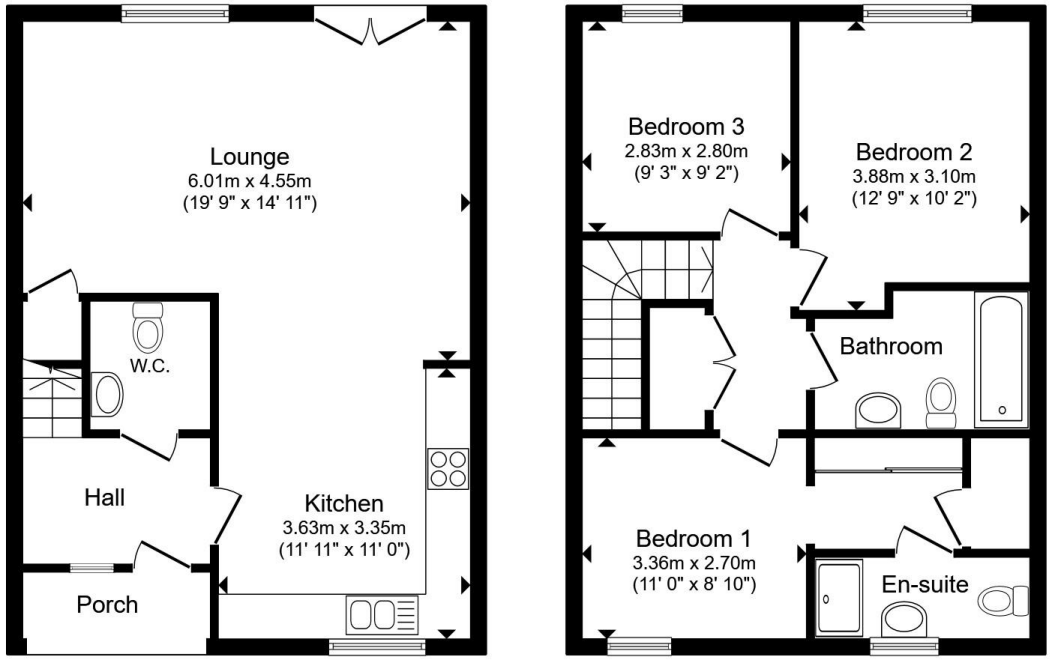
The property welcomes you with an entrance porch leading into a spacious hallway with cloakroom/WC. The impressive open-plan lounge and dining area creates an excellent space for both everyday living and entertaining, with French doors opening onto the enclosed rear garden. The modern fitted kitchen is well-appointed with ample storage and workspace.
To the first floor, there are three well-proportioned bedrooms, including a generous principal bedroom benefitting from its own en-suite shower room. Bedroom two is a comfortable double, while bedroom three provides an ideal nursery, home office or guest room. A contemporary family bathroom serves the remaining accommodation.

Outside, the enclosed rear garden offers a private space for relaxation and outdoor dining, while the property also benefits from off-road parking.

Finished to an exceptional standard throughout and ready to move straight into, this superb home combines modern comfort with a fantastic location close to the University of East Anglia, Norfolk & Norwich University Hospital, local amenities and excellent transport links.

Agent's Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



Ground Floor **First Floor**

Total floor area 96.7 m² (1,041 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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welcome to

Poppyfields, Norwich

- Modern Three-Bedroom End-Terrace House
- Spacious Open-Plan Lounge & Dining Room
- Principal Bedroom with En-Suite
- Benefitting from a Passivhaus heating system, together with triple glazing
- Off-Road Parking
- Enclosed Private Rear Garden

Tenure: Freehold EPC Rating: C
Council Tax Band: C

£280,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
NOR145277 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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