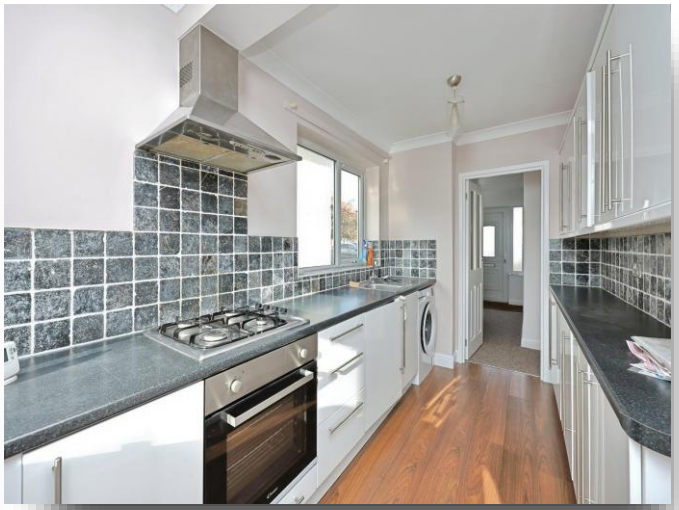






Stratford Drive, Norwich, NR1 2EY

william h brown

welcome to

Stratford Drive, Norwich

NO ONWARD CHAIN! Superb three-bedroom home on sought-after Stratford Drive, NR1. Featuring a bay-fronted lounge, sociable open-plan kitchen/diner, and a detached garage with rear store, all within easy reach of Norwich City Centre and the Train Station. Must be viewed!













Description

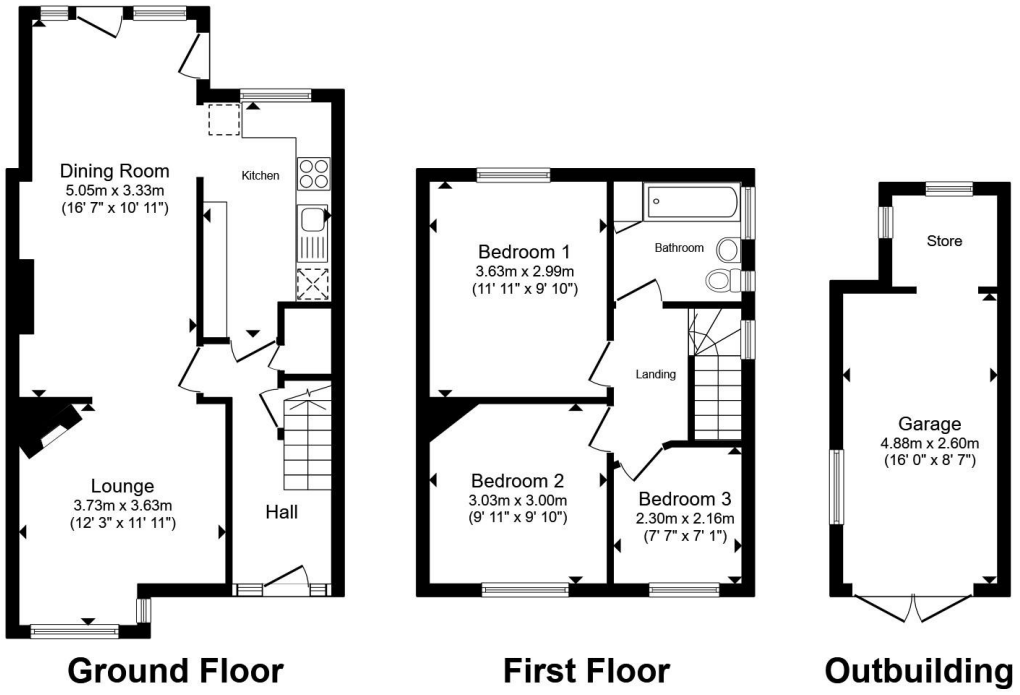
NO ONWARD CHAIN! Set on sought-after Stratford Drive in the heart of NR1, this bright three-bedroom home delivers the ultimate blend of period charm, open-plan living, and unbeatable city convenience.

Step inside to a welcoming hall leading to a cosy, bay-fronted lounge with a feature corner fireplace - made for relaxing evenings in. At the rear, the house opens up into a fantastic full-width kitchen and dining room. Bathed in natural light with direct garden access, it is the true heart of the home, built for family life and effortless entertaining. Upstairs, three well-proportioned bedrooms sit off a central landing, including two generous doubles - one with a matching front bay - plus a versatile third bedroom ideal as a nursery or dedicated home office, all served by a neat family bathroom.
Step outside and discover a generous private garden - a peaceful, sun-trap sanctuary for summer barbecues and a rare find this close to the city. Adding even more appeal is a substantial detached garage with an adjoining rear store, giving you brilliant flexibility for secure parking, bikes, or a workshop.

The location is hard to beat, just south of Norwich City Centre, you are moments from shops, cafés, Riverside, and local schools, within easy walking distance of Norwich Train Station, and minutes from the A47 and A11.
Chain-free and ready for its next chapter - book your viewing today before it's gone!

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.



Total floor area 95.8 m² (1,031 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

Stratford Drive, Norwich

- NO ONWARD CHAIN
- Sought-after NR1 address
- Detached garage & built-in store
- Generous private garden
- Full-width open-plan kitchen/diner

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

£315,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/NOR144869

The Property Ombudsman

Property Ref:
NOR144869 - 0002

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.

william h brown

01603 760044

norwich@williamhbrown.co.uk

5 Bank Plain, NORWICH, Norfolk, NR2 4SF

williamhbrown.co.uk

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.