

propertyladder



Ardney Rise, Norwich, NR3

An Extended And Beautifully Renovated, Chain Free Semi-Detached Home!

OFFERS OVER £300,000 FREEHOLD



**BRITISH
PROPERTY
AWARDS**

2025

★ ★ ★ ★ ★

GOLD WINNER

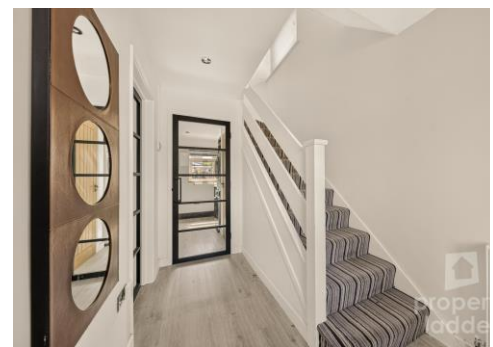
ESTATE AGENT
IN NORWICH
(NR10-16)

RENOVATED LIVING WITH MODERN FLAIR!

Thoughtfully improved throughout, the property perfectly blends modern design with practical family living. The welcoming entrance hall leads through to a superb open plan lounge and dining room, creating a wonderfully sociable space flooded with natural light. Flowing seamlessly from here is the impressive modern kitchen, fitted with sleek contemporary units and quality finishes, making it the true heart of the home. Further enhancing the practicality is a spacious matching utility/boot room, ideal for busy family life, together with a convenient ground floor cloakroom. On the first floor are three excellent bedrooms, including two generous doubles and a well-proportioned third bedroom. The beautifully appointed family bathroom features both a bath and separate shower. The attention to detail continues throughout the property, with elegant black glazed panel doors adding character to the ground floor, complemented by stylish oak internal doors upstairs. Contemporary vertical radiators complete the high-quality finish.



"with elegant black glazed panel doors adding character to the ground floor"



Overview

- Beautifully Renovated & Extended Semi-Detached Home
- Open Plan Lounge/Diner Accommodation
- Stylish Contemporary Fitted Kitchen
- Utility Room & Ground Floor WC
- Luxury Bathroom With Bath & Separate Shower
- Black Glazed Doors, Oak Internal Doors & Feature Radiators
- Garage & Ample Off-Road Parking
- Quiet Cul-De-Sac Location In Sought After NR3 Postcode





NR3

Ardney Rise enjoys a peaceful cul-de-sac setting within the highly sought after NR3 area of Norwich, one of the city's most desirable and vibrant locations. Renowned for its excellent range of independent cafés, restaurants, pubs, shops and supermarkets, NR3 offers a superb lifestyle just minutes from Norwich city centre. The area is well served by highly regarded schools, parks and recreational facilities, while regular public transport links and easy access to the Norwich Ring Road and Northern Distributor Road make commuting straightforward.



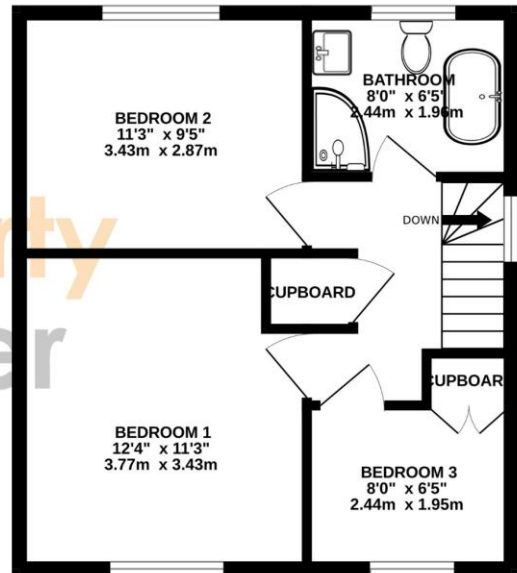
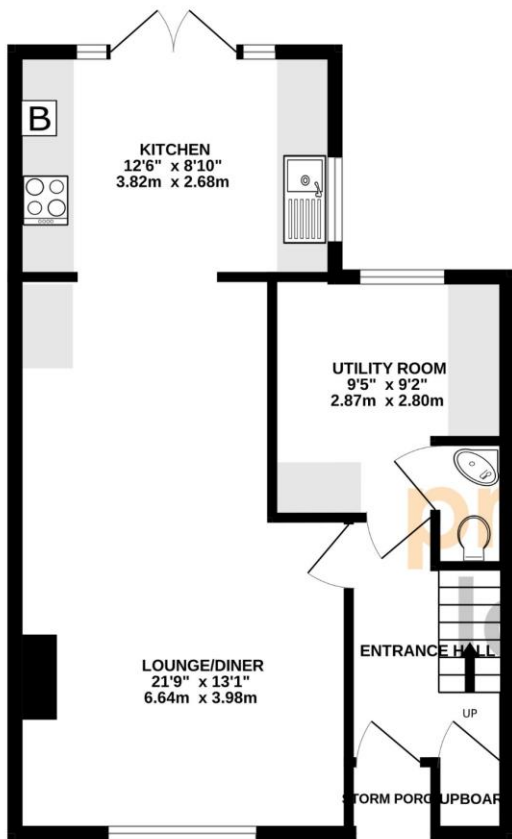
Outside

Outside, the property enjoys a generous gravel driveway providing ample off-road parking alongside a garage offering additional storage or secure parking. The enclosed rear garden is predominantly laid to lawn with an attractive patio seating area, creating the perfect space for relaxing, entertaining or family play.

We may use edited or staged photos to declutter and show the property in its best light. A decision to purchase should not be made on the published photographs alone.

GROUND FLOOR
525 sq.ft. (48.8 sq.m.) approx.

1ST FLOOR
419 sq.ft. (39.0 sq.m.) approx.



TOTAL FLOOR AREA : 945 sq.ft. (87.7 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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FULL EPC AVAILABLE UPON REQUEST

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Selling your home?

If you are considering selling your home, please contact us for your no obligation **free market appraisal**.

COUNCIL TAX BAND: C

LOCAL AUTHORITY: NORWICH CITY COUNCIL

SERVICES CONNECTED: MAINS WATER, MAIN DRAINS, MAINS ELECTRICITY, GAS CENTRAL HEATING



LET'S TALK
NR3.



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