



50 | Brewers Court | Norwich | NR3 1LY

£300,000

 **BUTTERFLY** 
SALES, LETTINGS & PROPERTY MANAGEMENT

The Features

- Beautifully presented three bedroom semi detached home
- Tastefully updated throughout to a high standard by the current owners
- Spacious 19'7 kitchen/dining room with central island
- Modern fitted kitchen with butler sink, large double oven and space for appliances
- Generous 13'4" max lounge overlooking the front garden
- Conservatory providing additional and versatile living space
- Ground floor WC and excellent built-in storage throughout
- Modern family bathroom and three well proportioned bedrooms
- Low maintenance enclosed rear garden with patio and artificial lawn
- Well positioned in the popular NR3 area, with easy access to local amenities

About the Property

If you're looking for a beautifully presented three-bedroom semi-detached home in NR3, this could be just the one. Tastefully updated by the current owners to a high standard, the property offers stylish and spacious accommodation throughout.

Stepping inside, you're welcomed by an entrance porch, which leads through to the hallway. The hallway benefits from two useful storage cupboards and a convenient ground floor WC. To the front of the property is the generous 13'4" lounge, overlooking the front garden, while to the rear is the impressive kitchen/dining room, spanning the full width of the house. The kitchen offers an excellent range of cupboard space, a large double oven, Butler sink, space for appliances, and a central island, creating the perfect space for both everyday living and entertaining.

Leading off the kitchen is a conservatory with double doors opening onto the enclosed rear garden, offering a versatile additional reception room.

Upstairs, the property offers three well-proportioned bedrooms, with the third bedroom benefiting from an open built-in wardrobe. There is also a useful storage cupboard off the landing, while the accommodation is completed by a modern family bathroom featuring a shower over the bath.





The Outside

Outside, the property is fronted by a low-maintenance shingled garden with a pathway leading to the front door. A gate to the right-hand side provides access to the rear garden.

The rear garden has been designed for low maintenance, with artificial grass, a patio area and a useful storage shed. The garden is enclosed by a high brick wall to the rear and fencing, creating a secure outdoor space.

Although the property does not have an allocated parking space, the current owners have advised they have been able to park immediately outside the property. The property also falls within Residents' Permit Parking Zone G

Agents note: Please be advised there is ongoing development within the area

Location Overview

Brewers Court is situated in the popular NR3 area of Norwich, just north of the city centre. The area offers an excellent range of everyday amenities, including supermarkets, independent shops, cafés, pubs, takeaways, schools and healthcare facilities.

The property is well placed for enjoying riverside walks along the River Wensum, as well as nearby Mousehold Heath, offering plenty of opportunities to enjoy the outdoors. Norwich city centre is approximately a mile away and can be reached on foot, by bicycle or via regular bus services, providing a wide range of shopping, restaurants, entertainment and Norwich Railway Station, with direct services to London Liverpool Street.

The property also benefits from excellent transport links, with easy access to the Norwich Ring Road, the Northern Distributor Road (NDR) and the A47, making it convenient for commuting in and around Norfolk.

Directions

What3words: [///tribal.origin.object](https://tribal.origin.object) – a precise three-word location reference to help you easily locate the property.

Anti-Money Laundering (AML) Checks

In line with Anti-Money Laundering regulations, we are required to carry out identification and verification checks on all purchasers once an offer has been accepted. To complete these checks, we use a secure electronic verification system via Hipla. A non-refundable fee of £25 + VAT (£30 including VAT) per purchaser will be payable to cover the cost of these checks. This fee is required prior to the issue of the Memorandum of Sale, and all purchasers must complete the verification process to enable the transaction to proceed.

Further Information

Letting Services -

We provide a professional, ARLA-accredited lettings and management service. Whether you're considering renting out your property to purchase another, exploring buy-to-let opportunities, or would simply like a free, no-obligation review of your current portfolio, our team will be happy to help. Please contact the office to discuss your options further.

Referral Fees-

Butterfly Homes may receive a referral fee or commission from recommended solicitors, mortgage advisers, or other third-party service providers. You are under no obligation to use any recommended provider, and details of any such arrangements are available upon request

GDPR – Personal Information

To arrange a property viewing, we are required to collect certain personal information in order to provide a professional service to you and our client, the seller. This information will be shared with the seller but will not be passed to any third party without your consent.

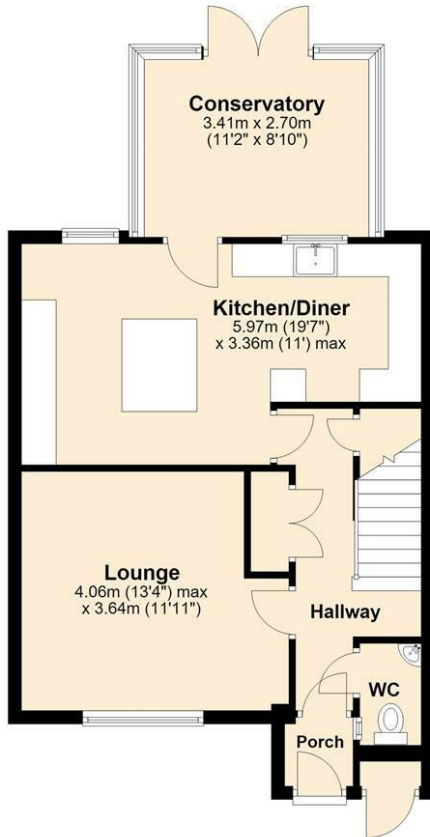
Should you decide to make an offer on a property, some of the personal information you provide will again be shared with the seller. It will not be disclosed to any other third party without your permission.

Further details on how we store and process your data are available on request or via our website.



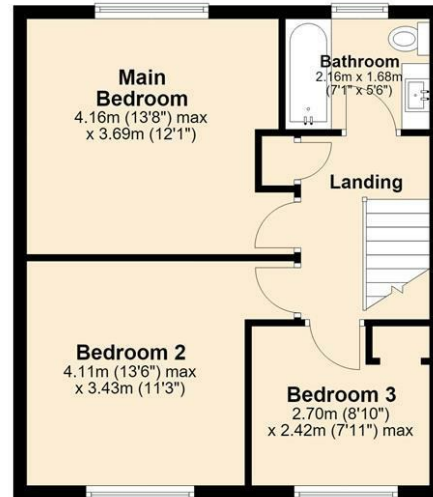
Ground Floor

Approx. 54.5 sq. metres (587.1 sq. feet)



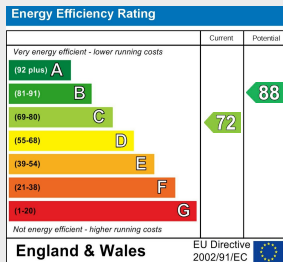
First Floor

Approx. 43.8 sq. metres (471.5 sq. feet)



Total area: approx. 98.4 sq. metres (1058.6 sq. feet)

Every effort has been made to ensure the accuracy of the floorplan provided. However, measurements of doors, windows, rooms, and other items are approximate, and no responsibility is accepted for any errors, omissions, or inaccuracies. This floorplan is for illustrative purposes only and should be used as such by prospective tenants. The services, systems, and appliances depicted have not been tested, and no guarantee is made regarding their functionality or efficiency.
Plan produced using PlanUp.



Tenure: Freehold
Council Tax Band: B
Local Authority: Norwich

You can also scan the QR code to view the property online. This will take you directly to our website, where you'll find additional photos, detailed floorplan, and all the key information in line with Parts A, B, and C of the Material Information guidance for property listings. You'll also be able to browse our other available properties there.



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We are Butterfly Lettings LTD trading as Butterfly Homes with registered number 15893663 and address C/O Shaw & Co 3 Colegate Norwich Norfolk NR3 1BN