

Ben Allman  
Estate & Letting Agents



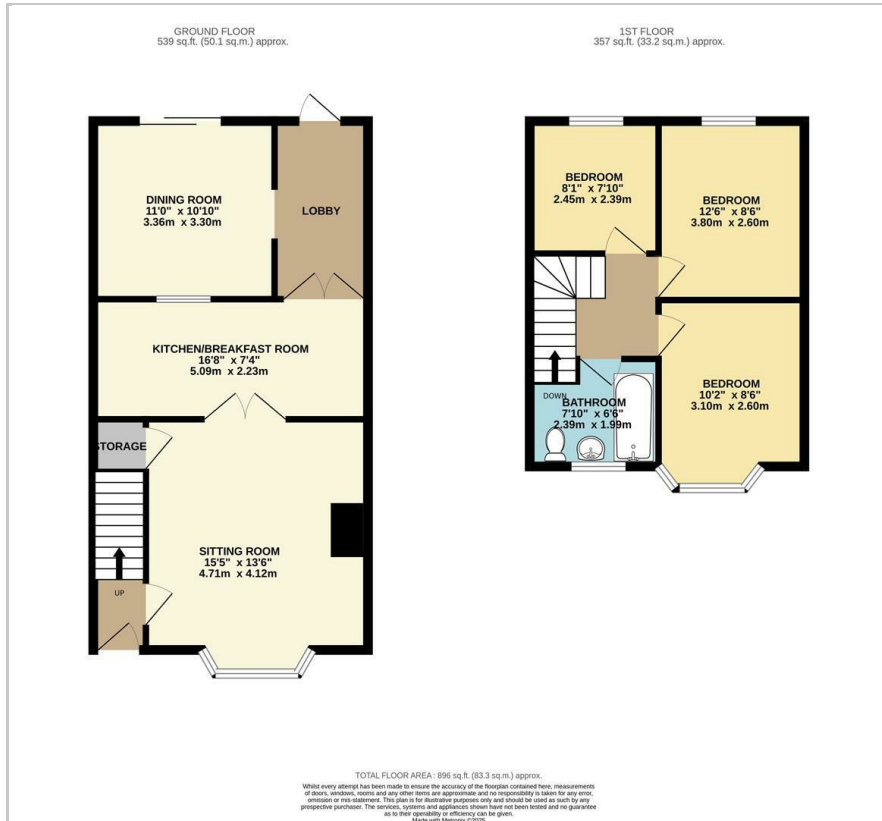
48 Motum Road

, Norwich, NR5 8EQ

Offers in the region of £215,000



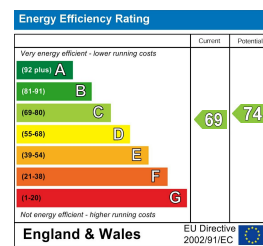
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Ben Allman Estate Agents Office on 01603 555577 if you wish to arrange a viewing appointment for this property or require further information.

- No Onward Chain
- Extended And Renovated
- Bay-Fronted Sitting Room
- Modernised Kitchen/Breakfast Room
- Dining Room
- Three Bedrooms Off-Landing
- Modernised Bathroom
- Large Rear Garden
- Walking Distance To Local Amenities And Regular Public Transport
- EPC Rating - C



A beautifully extended and recently renovated mid-terrace home situated in a popular residential area West of Norwich, which offers spacious and versatile living accommodation.

The property features a bright bay-fronted sitting room with patio doors that lead through to an upgraded kitchen and breakfast room. A generous rear lobby connects to a separate dining room, also benefiting from patio doors that open out to the large rear garden, creating a seamless indoor-outdoor flow.

Upstairs, the accommodation includes three bedrooms, all accessed from the landing. The master bedroom enjoys a bay window that adds character and natural light, while the stylish, recently updated bathroom completes the first floor.

Externally, the property boasts a substantial rear garden, mainly laid to lawn. To the front, there is an enclosed garden.

Located close to local amenities, schools, and transport links, this well-presented home is ready to move into and offers comfortable, contemporary living in a convenient Norwich location.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

2B Spowston Road, Norwich, Norfolk, NR3 4QN  
 Tel: 01603 555577 Email: enquiries@baela.co.uk www.baela.co.uk