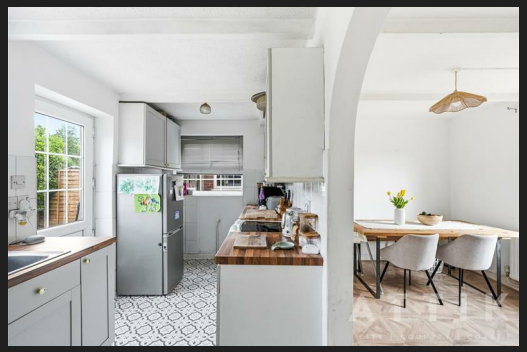
22 Bolingbroke Road

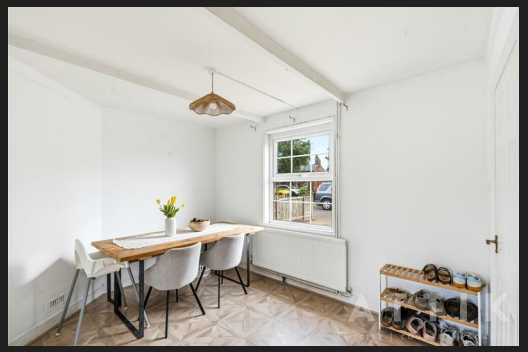
Norwich

NR3 2SJ









ATTIK

CITY | COUNTRY | COAST

22 Bolingbroke Road

Guide Price £250,000

Spacious Family Home In A Quiet Norwich Setting...
Situated within a peaceful position on the edge of a popular residential development, 22 Bolingbroke Road offers a superb blend of well-presented accommodation, generous parking and a surprisingly spacious rear garden, all within easy reach of Norwich city centre.

The property enjoys a particularly pleasant setting, with green open space nearby and a sense of separation from the busier parts of the development. Norwich city centre is only a short drive away, providing an excellent range of shopping, dining, cultural and leisure facilities, while Norwich Railway Station offers direct services to London Liverpool Street and Cambridge. The area is also well served by local amenities, supermarkets and a selection of highly regarded schools for all ages.

Inside, the accommodation is bright, practical and tastefully presented throughout. The welcoming entrance hall leads to a spacious dual-aspect sitting room featuring an attractive parquet-style floor, contemporary wood-burning stove and French doors opening onto the rear garden. A separate dining room provides an excellent space for family meals and entertaining, while the adjoining kitchen has been updated with replacement cupboard fronts and worktops, offering ample storage, workspace and room for appliances.

Upstairs, a generous landing serves three well-proportioned bedrooms and a family bathroom. The principal bedroom is an impressive double room with fitted wardrobes and additional built-in storage, while the second bedroom is another comfortable double. The third bedroom overlooks the garden and is currently arranged as a home office, demonstrating the flexibility of the accommodation.

Outside, the property continues to impress. To the front, there is extensive off-road parking with space for at least three vehicles, together with gated side access. The enclosed rear garden has been thoughtfully landscaped to create a versatile outdoor space, featuring an Indian sandstone terrace, established planting, lawned areas, additional seating spaces and a substantial garden shed. The garden offers plenty of room for both entertaining and family life, whilst remaining relatively low maintenance.

Combining a quiet yet convenient location with spacious accommodation and excellent outdoor space, 22 Bolingbroke Road presents an ideal opportunity for families, professionals and those seeking easy access to everything Norwich has to offer.

Agents notes...
A pre-recorded walkaround tour is available for this property

EPC to follow

Local Authority
Norwich

Council Tax Band A

EPC Rating







Contact
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GROUND FLOOR
39.9 sq.m. (429 sq.ft.) approx.

1ST FLOOR
40.8 sq.m. (439 sq.ft.) approx.



TOTAL FLOOR AREA : 80.6 sq.m. (868 sq.ft.) 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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