



**Byfield Court, Norwich NR3 2JP**

**welcome to**

**Byfield Court, Norwich**

Nestled within Norwich's highly coveted NR3 postcode, an area celebrated for its vibrant community spirit and seamless blend of urban convenience with residential charm, lies this deceptively spacious three-bedroom end-of-terrace house.



Nestled in Norwich's highly sought-after NR3 postcode, this spacious three-bedroom end-of-terrace residence presents an exceptional opportunity for a diverse range of buyers – from growing families and first-time homeowners to astute investors. Offering flexible living spaces and excellent local amenities, all within close proximity to the vibrant city centre, it promises a lifestyle of convenience and comfort.

Step inside to discover a generously proportioned, light-filled lounge/dining room, forming the heart of this inviting home. This versatile open-plan space effortlessly accommodates both comfortable everyday living and stylish entertaining, bathed in natural light. Further enhancing the ground floor, a delightful conservatory offers invaluable additional living space perfect as a tranquil second reception, a vibrant playroom, or a sun-drenched garden room. This seamlessly connects to the private, enclosed rear garden, an idyllic setting for alfresco dining, family playtime, or simply unwinding. The well-appointed kitchen boasts ample countertop space and storage, complemented by the recent installation of a new boiler for modern efficiency.

Ascending to the first floor reveals three well-proportioned bedrooms: two generous doubles and a comfortable single, offering flexible options for family life, guest accommodation, or a dedicated home office. A recently upgraded family bathroom and convenient additional storage complete this level.

### **Lounge**

11' 7" x 17' 5" ( 3.53m x 5.31m )

### **Dining Room**

7' 11" x 12' 5" ( 2.41m x 3.78m )

### **Kitchen**

9' x 12' 8" ( 2.74m x 3.86m )

### **Conservatory**

7' x 9' 4" ( 2.13m x 2.84m )

### **Landing**

### **Bedroom One**

10' 9" x 9' 5" ( 3.28m x 2.87m )

### **Bedroom Two**

11' 5" x 11' 7" ( 3.48m x 3.53m )

### **Bedroom Three**

8' 7" x 7' 11" ( 2.62m x 2.41m )

### **Rear Of The Property**



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welcome to

## Byfield Court, Norwich

- Excellent Transport Links Into City
- Open Plan Lounge/Diner
- Surrounded by Local Amenities
- Three Spacious Bedrooms
- Highly Sought-After NR3 Location

Tenure: Freehold EPC Rating: D

Council Tax Band: B

offers in excess of

**£220,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
NOR132032 - 0006

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