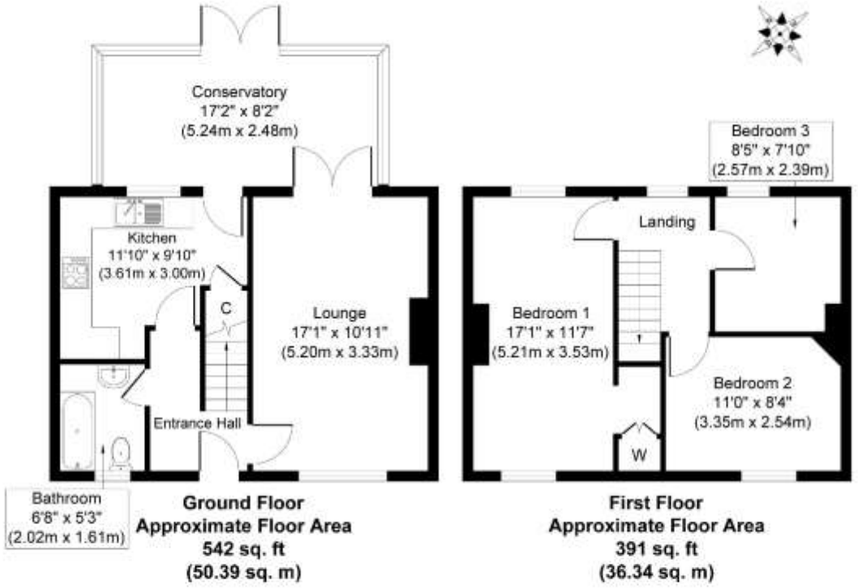


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.





ICONIC
ESTATE AGENTS

Appleyard Crescent, Norwich
Asking Price £210,000
Freehold



Viewings strictly by appointment with: 297 Fakenham Road, Norwich, NR8 6LE

Taverham **01603 261104**
Norwich **01603 740044**

We bring to prospective purchasers attention that we, as estate agents for the property, have not tested any appliances and purchasers should make their own enquiries of the relevant Authorities regarding the connection and viability of all services. 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.

- Attractive Three Bedroom Home
- Mature Private Garden To The Rear
- Driveway Providing Off Road Parking
- Well Proportioned Kitchen
- Three Good Sized Bedrooms
- Dual Aspect Sitting/Dining Room
- Ground Floor Bathroom
- Close To Good Schools
- Popular NR3 Location
- EPC Rating D / Council Tax A

ICONIC

Appleyard Crescent, Norwich

Description

Iconic are delighted to offer this attractive and extended three-bedroom mid-terrace home, ideally situated in the popular NR3 area of Norwich. Offering well-proportioned accommodation throughout, this well-maintained property is an excellent choice for first-time buyers, young families or those looking for a home with useful additional living space and a particularly appealing rear garden.

The accommodation begins with an entrance hall providing access to the principal ground floor rooms, including a bright and versatile dual-aspect sitting/dining room. The room provides excellent space for comfortable seating as well as a dining table, making it an ideal area for both everyday living and entertaining. The kitchen is fitted with a range of wall and base units with roll-top work surfaces over, together with ample space for a range of freestanding appliances. To the rear of the property is a fantastic 17' conservatory, providing a particularly versatile additional reception space and, importantly, offering a lovely outlook and direct access into the rear garden. A ground floor bathroom completes the accommodation on this level. Upstairs, the property offers three well-proportioned bedrooms, comprising two good-sized double bedrooms and a decent-sized single bedroom, making this a practical home for a growing family, guests or those requiring space for a home office.

Further benefits include double glazing and gas central heating. With its generous conservatory, useful driveway, three well-proportioned bedrooms and mature private garden, this is a home that offers considerably more than may initially meet the eye. An early internal inspection is highly recommended.

Outside

The property benefits from a private driveway providing ample off-road parking, a particularly useful feature for a home of this type. The rear garden is a real highlight, being mature, established and wonderfully private. Predominantly laid to lawn, the garden is complemented by a variety of attractive flower and shrub borders, creating a pleasant and secluded outdoor space that is ideal for relaxing, gardening or entertaining during the warmer months.

Location

Appleyard Crescent is situated to the north of Norwich city centre, conveniently positioned between Aylsham Road and Drayton Road.The area provides easy access to a good range of everyday amenities, including local shops, doctors, schools, restaurants and other services. There are excellent transport links providing access into Norwich city centre, together with convenient access to the Norwich Ring Road, Norwich Airport and the Northern Distributor Road (NDR), making this an ideal location for commuters and those needing to travel further afield..

Viewing Arrangements

Viewing is strictly through Iconic Estate Agents on 01603 261104

Services

Mains Drainage, Water, Gas, Electricity and Broadband are all connected.

Local Authority

Norwich City Council, City Hall, St Peters Street, Norwich, Norfolk, NR2 1NH
Council Tax A











