



Barclay Green, Norwich, NR7 9QH

welcome to

Barclay Green, Norwich

This impressively EXTENDED-THREE BEDROOM TERRACED property is ideally positioned in the HIGHLY SOUGHT AFTER Heartsease area. OFFERED WITH NO ONWARD CHAIN! Early viewing is highly recommended – call us to book yours today!



Description

This impressively EXTENDED-THREE BEDROOM TERRACED property is ideally positioned in the HIGHLY SOUGHT AFTER Heartsease area, offering a fantastic opportunity for families. Its prime location ensures effortless access to local amenities, schools, and public transport networks.

The ground floor unfolds to reveal a bright entrance hall, a dedicated dining room, and a comprehensively fitted kitchen with direct access to the enclosed rear garden and storage shed. Further enhancing this level is a practical study, a stylish shower room with toilet and bidet, and an expansive lounge/diner that opens out onto the garden through patio doors.

The first floor accommodates three good-sized bedrooms accessed from the landing, alongside a family bathroom and a separate toilet. Ample parking is available with a driveway to the front suitable for two vehicles.

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Entrance Hall

large hall way with laminate flooring.

Dining Room

13' Max x 9' 11" Max (3.96m Max x 3.02m Max)
Laminate flooring, radiator. Door leading to utility and downstairs shower room.

Kitchen

11' 9" Max x 11' 5" Max (3.58m Max x 3.48m Max)
Tiled floor, range of wall and base units, Space for fridge freezer, space for washing machine. Built in Dishwasher. Stainless steel sink with tap over. Gas Hob with extractor over, electric double oven, double glazed window to rear aspect.

Utility

7' 2" Max x 4' 11" Max (2.18m Max x 1.50m Max)
Tiled floor

Cloakroom

WC, Hand wash basin, Bidet, Double glazed window to front aspect, Heated towel rail.

Lounge

32' 1" Max x 10' 7" Max (9.78m Max x 3.23m Max)
Laminate flooring, Two Vertical Radiators, Fireplace, Double doors to rear garden.

Landing,

Laminate flooring throughout upstairs, three bedrooms off landing. Family bathroom and separate toilet.

Bedroom 1

10' 1" Max x 14' 1" Max (3.07m Max x 4.29m Max)
Double glazed windows to front, Laminate flooring, Radiator.

Bedroom 2

10' 6" Max x 10' 1" Max (3.20m Max x 3.07m Max)
Laminate flooring, Radiator double glazed window to rear aspect.

Bedroom 3

7' 1" Max x 8' 5" Max (2.16m Max x 2.57m Max)
Laminate flooring, Double glazed window to front.

Bathroom

Fully tiled, bath with tap over, His and Hers Vanity wash basin. Heated Towel Rail/Radiator.

Toilet

Fully tiled, Separate Toilet. Double glazed window to rear aspect.

Outside

The front there is a brick weave driveway with enough space for two cars.
To the rear is a fully enclosed garden area with a partially lawned area and large decking area.
In addition to this there is a garden Shed.

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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welcome to

Barclay Green, Norwich

- NO ONWARD CHAIN
- Solar panels
- Extended
- Driveway parking
- Popular NR7 location

Tenure: Freehold EPC Rating: B
Council Tax Band: B

offers in excess of

£280,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
NOR139954 - 0005

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