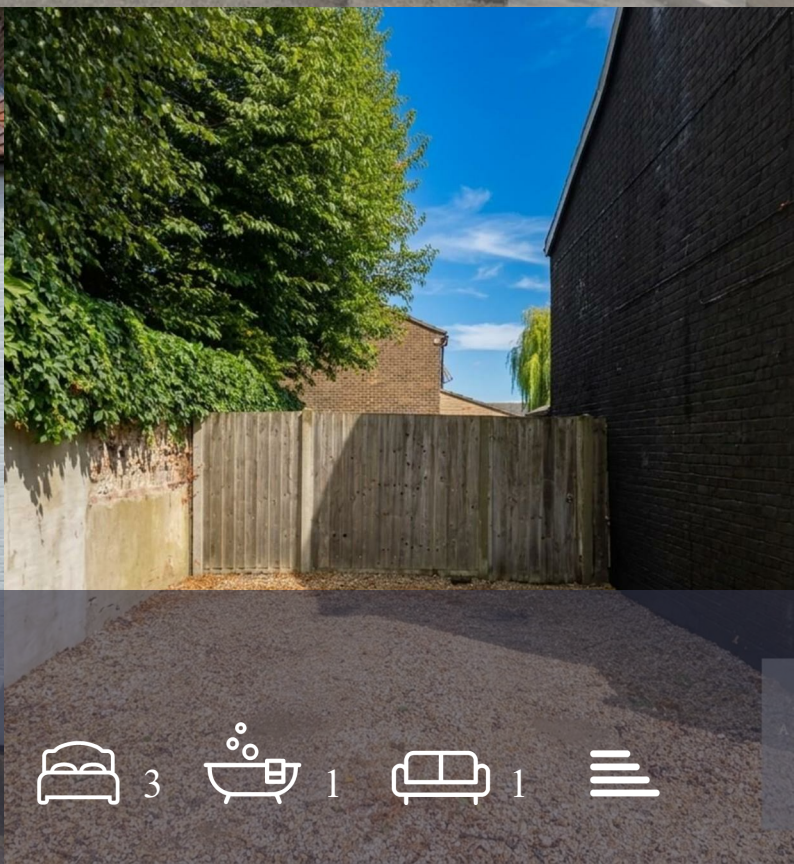




3 Brightys Opening

, Norwich, NR2 4EL

£260,000



Presented by Arlington Park, this well-presented three-bedroom property on Brightys Opening offers comfortable living in a highly sought-after Norwich location. The home boasts a thoughtful open-plan layout with appealing features throughout, complemented by a larger-than-average rear garden and off-road parking for two vehicles. Conveniently accessed via Livingstone Street, it represents an excellent opportunity for those seeking a charming residence with superb local amenities and transport links close by.



DETAILED DESCRIPTION

Upon entering the property, the ground floor layout flows effortlessly into an open-plan lounge and dining room, providing a versatile space for relaxation and entertaining. The reception space features neutral decoration and a focal fireplace area, with the staircase to the first floor centrally located. Towards the rear of the property, the kitchen is fitted with base and wall cabinetry, accommodating various appliances, and features an external door for access. Beyond the kitchen lies a convenient rear lobby offering a built-in pantry cupboard and a handy space for a freestanding fridge freezer. The lobby leads directly into the ground floor family bathroom, which benefits from natural light via a Velux window set into a striking vaulted ceiling, and is appointed with a panelled bathtub, a separate walk-in shower cubicle, a pedestal wash basin, and a toilet.

Ascending to the first floor, the landing provides access to three bedrooms. The primary bedroom is positioned at the front of the house, offering ample natural light. Two further bedrooms are situated towards the rear, with one bedroom featuring a characterful vaulted ceiling with exposed beams. All bedrooms are freshly decorated with neutral tones, providing a versatile space for the new occupants.

Externally, the property benefits from a larger-than-average rear garden for a home of this age, which is primarily laid to shingle and hardstanding, offering a low-maintenance outdoor space enclosed by fencing and brick walls. To the side of the property, there is the highly desirable addition of off-road parking for two vehicles. Furthermore, the location, although officially addressed on Brightys Opening, is accessed via Livingstone Street where additional parking is available without a permit. The property is equipped with gas-fired central heating and double-glazed windows to ensure comfort and energy efficiency.

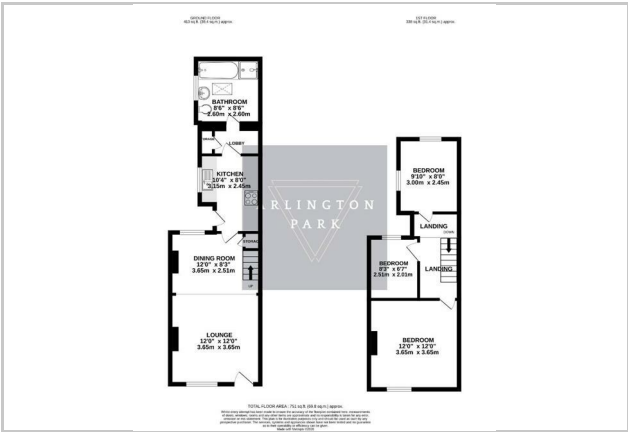
COMPLIANCE AND KEY INFORMATION

EPC Rating: TBC
Council Tax Band: B
Local Authority: Norwich City Council
Broadband Availability: Superfast and full-fibre broadband are widely available in the NR2 postcode, with typical average download speeds up to 215 Mbps.
Heating: Gas-fired central heating
Parking Accessibility: Accessed via Livingstone Street (NR2 4HE) where permit-free street parking is available.

LOCAL AREA AND FACILITIES

Situated in the popular NR2 area of Norwich, the property enjoys a fantastic location approximately one mile west of the vibrant city centre. The home is ideally situated near several highly regarded schools, including Nelson Infant School, which is located just a short walk away. The surrounding area is exceptionally well-served by local amenities and convenience shops.

Transport links are convenient for commuters, with Norwich railway station providing reliable national rail connections. A comprehensive public bus network operates across the city, providing regular services to various destinations. The property's proximity to main roads ensures straightforward access to local bus routes and road networks leading into and out of the city, while nearby open spaces and the River Wensum offer excellent local leisure options.



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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC