



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.



Description

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 counter top 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)

Window to front aspect, door to front, radiator, LTV flooring.

Dining Room

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

Door to garden, radiator, LTV Flooring

Kitchen

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

Window to rear aspect, LTV Flooring, Space for Fridge Freezer, Tiled Walls, Tall Radiator, Plastic sink with mixer tap, spotlights, walled and floored cabinets, extractor fan.

Conservatory

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

Window to all aspects, Tiled Flooring and Door to Garden

Landing

Carpeted Flooring, Loft Access

Bedroom One

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

Wooden Floor, Window to rear aspect, Storage and Radiator

Bedroom Two

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

window to Front Aspect, Storage, Wooden Flooring and Radiator

Bedroom Three

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

window to Front Aspect, Wooden Flooring and Radiator

Rear Of the Property

Patio, Garage and East Facing Garden



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



view this property online williamhbrown.co.uk/Property/NOR132032



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
- New boiler with 10 year warranty

Tenure: Freehold EPC Rating: D

Council Tax Band: B

offers in excess of

£210,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/NOR132032](https://www.williamhbrown.co.uk/Property/NOR132032)



Property Ref:
NOR132032 - 0009

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers' interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01603 760044



norwich@williamhbrown.co.uk



5 Bank Plain, NORWICH, Norfolk, NR2 4SF



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)