



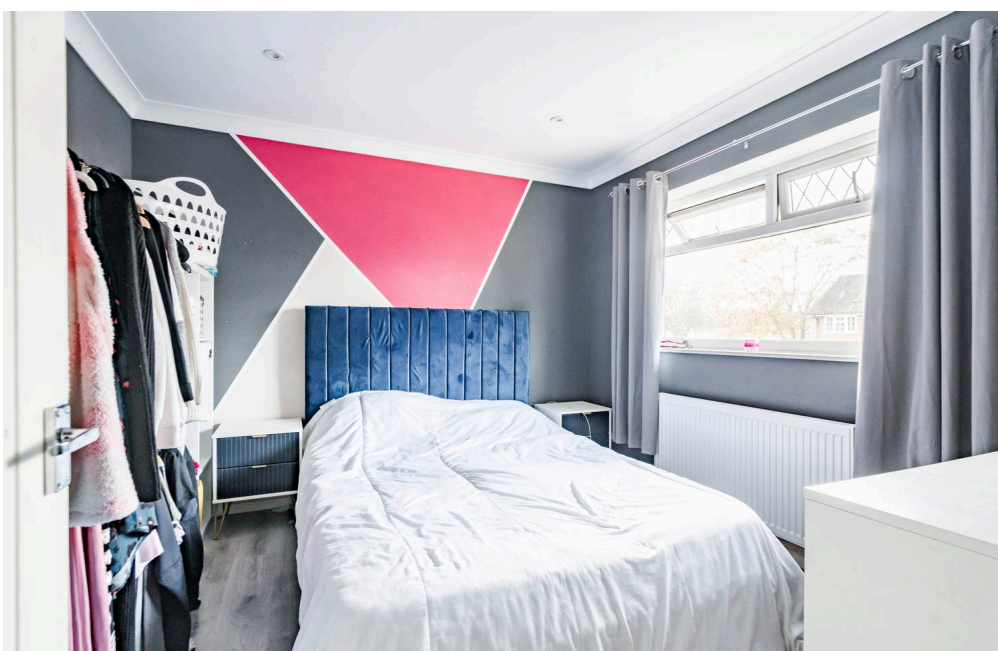
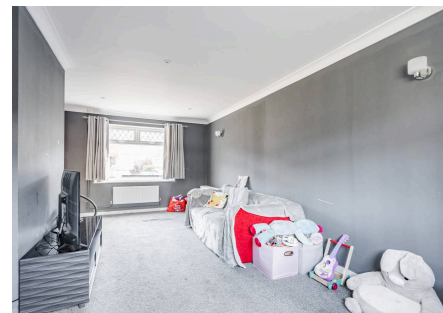
111 Barclay Road, Norwich

OIEO £260,000 Freehold

Nestled in a coveted locale, this recently refurbished four-bedroom terraced house offers a compelling blend of modernity, contemporary comfort, and convenience. Situated in a desirable area that seamlessly connects you to a host of local amenities, this property is also in close proximity to highly regarded schools and picturesque parks - promising an unparalleled quality of life, making it an idyllic choice for families.

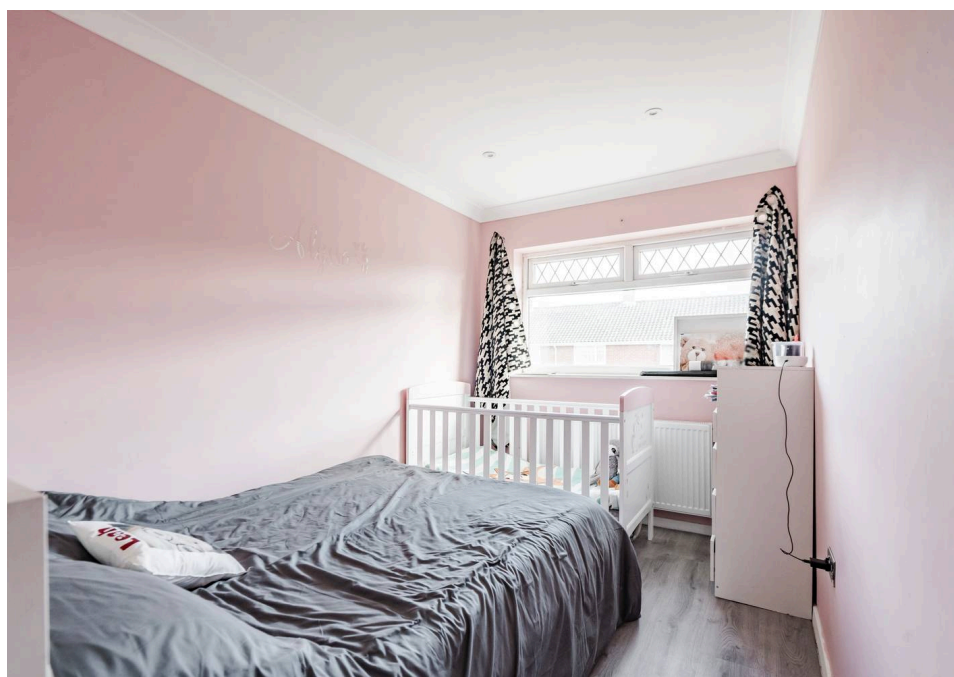
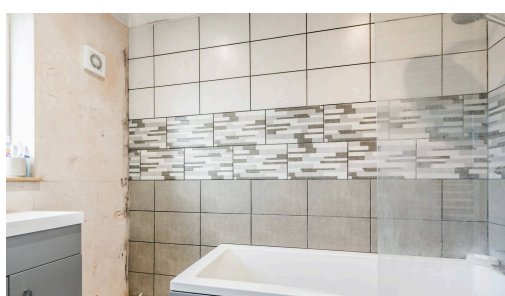
Location

Nestled in the sought-after area of Norwich, Barclay Road offers the perfect balance of convenience and tranquillity. Situated in the NR7 postcode, this property enjoys excellent access to local amenities, including highly-rated schools, bustling shops, and welcoming cafes. The nearby Broadland Business Park and the stunning Norfolk Broads are just a short drive away, making it ideal for both work and leisure. With easy access to Norwich city centre, a vibrant hub of culture, shopping, and dining, and great transport links including the A47 and Norwich train station, this location is perfectly suited for modern living while retaining a peaceful, residential charm.



Barclay Road

Upon entering this inviting residence, you are greeted by a well-proportioned hall that leads to the spacious lounge, ideal for unwinding or entertaining guests. Adjacent lies the sleek fitted kitchen, characterised by its array of wall and base units, work surfaces, electric cooker, and provisions for modern appliances, making meal preparation a seamless task.



The kitchen seamlessly flows into the rear hall, granting access to the rear garden as well as the versatile ground floor bedroom - a multifunctional space that can serve as a private sanctuary or a home office.

Venturing upstairs, you will discover three additional bedrooms, each exuding a sense of tranquillity and comfort, along with a bathroom, separate WC, and a convenient airing cupboard.

Externally, the property is further enhanced by an outbuilding within the rear garden - a versatile space that offers abundant opportunities to be transformed into an office or a personal gym. The rear garden, with its untapped potential, beckons you to unleash your creativity and design your dream outdoor haven.

The exterior of the property showcases a shingled driveway to the front, accessible via a dropped kerb, off-road parking facilities are readily available, ensuring that you always find a secure space for your vehicle.

Agents Notes

We understand this property will be sold freehold, connected to all main services.

Council Tax band: B

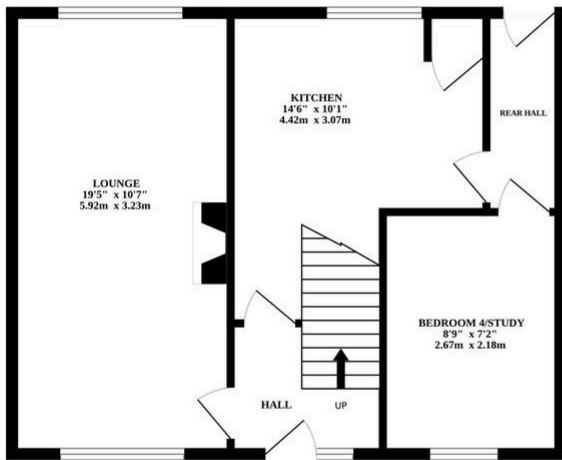
Tenure: Freehold

EPC Energy Efficiency Rating: D

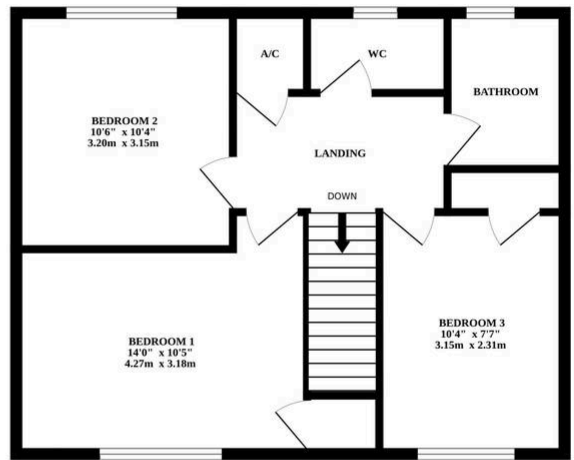
EPC Environmental Impact Rating: E



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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