



## 77 Whistlefish Court, Norwich

£200,000 - £210,000 Leasehold

This beautifully maintained 2-bedroom Coach House offers a perfect blend of modern aesthetics and functional design within a desirable location. This property presents an ideal opportunity for first-time buyers or astute investors looking for a turnkey residence.



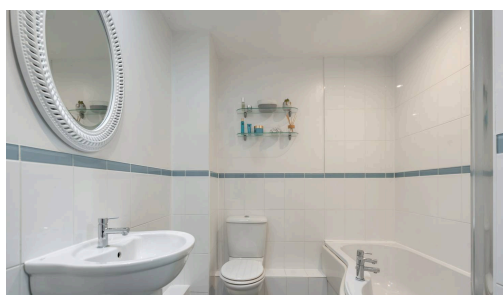
## Location

Nestled in a desirable residential area, Whistlefish Court offers a fantastic blend of convenience and tranquillity. Situated just a short distance from the University of East Anglia (UEA) and the Norfolk and Norwich University Hospital, this location is ideal for students, professionals, and families alike. The property benefits from excellent transport links, with easy access to the A47 and A11, making commuting to Norwich city centre and beyond effortless. A variety of local amenities, including supermarkets, shops, cafes, and leisure facilities, are within close reach, while nearby green spaces such as Eaton Park and the picturesque River Yare trails provide the perfect escape for outdoor enthusiasts. Whether you're looking for vibrant city life or peaceful surroundings, this location offers the best of both worlds.



## Whistlefish Court

Stepping inside, you are greeted by a contemporary interior that has undergone recent renovations, including the installation of new flooring and a sleek kitchen. The original garage has been thoughtfully converted into a second reception room, adding versatility to the living space.





The ground floor encompasses a welcoming lounge, complemented by a utility room for added convenience. Ascend the stairs to the first floor, where a spacious dining room leads seamlessly into the newly refurbished kitchen. The kitchen boasts modern finishes and ample storage, making it a delightful space for meal preparation.

The sleeping quarters feature two generously proportioned bedrooms, with the main bedroom showcasing a built-in wardrobe. An well-appointed bathroom serves both bedrooms, offering a panelled bath with shower over, a low level WC, a hand wash basin, and a skylight for natural illumination.

Outside, the property boasts an enclosed rear garden, providing a private space for outdoor relaxation. The garden features a well-maintained lawn and holds promising potential for further landscaping or personalisation.

In addition, off-road parking is conveniently available with a driveway, ensuring hassle-free parking arrangements. Situated within close proximity to local amenities, residents can enjoy easy access to shopping facilities, schools, and transport links.

#### **Agents Notes**

We understand this property will be sold leasehold, with 997 years remaining on the lease. Connected to all main services.

Council Tax band: TBD

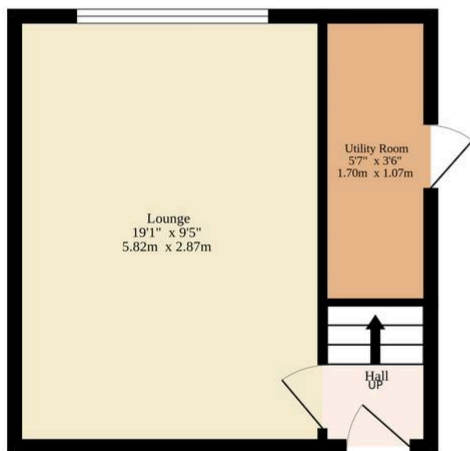
Tenure: Leasehold

EPC Energy Efficiency Rating: C

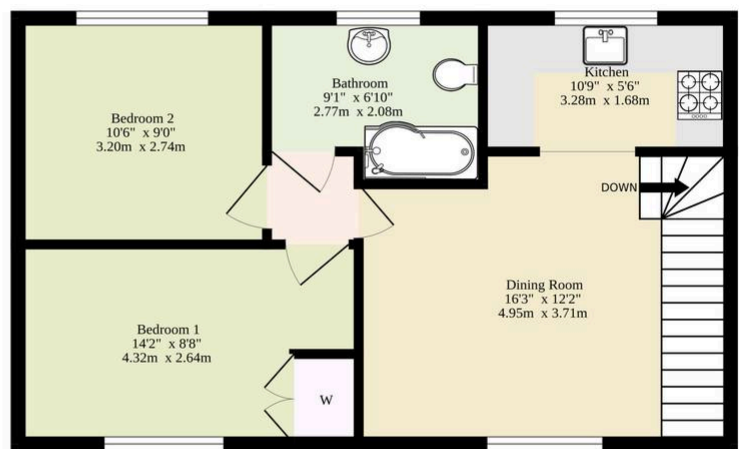
EPC Environmental Impact Rating: C



Ground Floor  
209 sq.ft. (19.4 sq.m.) approx.



1st Floor  
556 sq.ft. (51.7 sq.m.) approx.



TOTAL FLOOR AREA : 765 sq.ft. (71.1 sq.m.) approx.

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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