



## 15 Brightwell Road, Norwich

£200,000 Freehold

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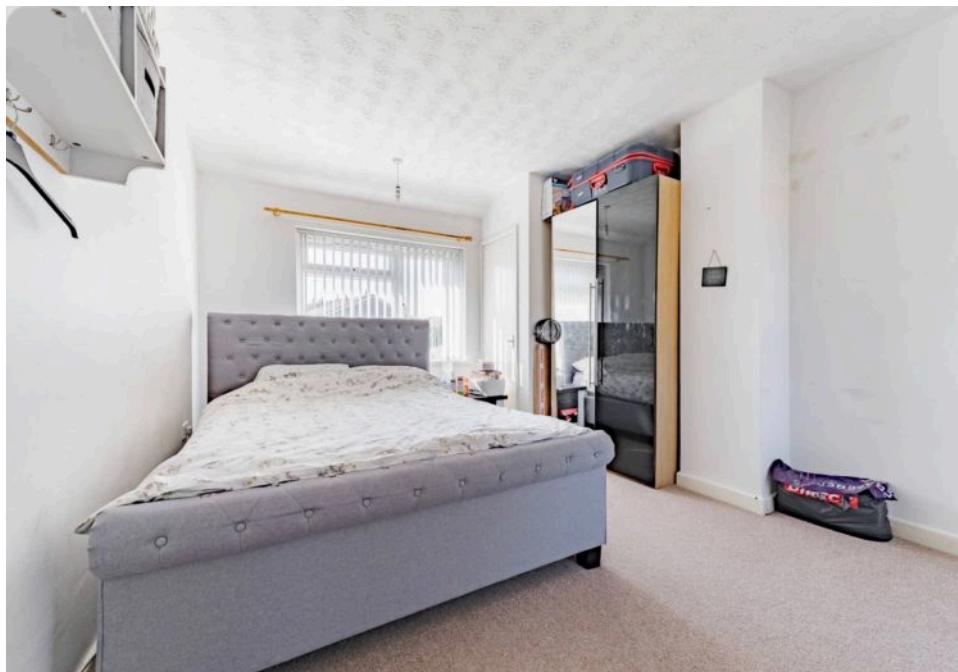
### The Location

Positioned on the outskirts of Norwich, Brightwell Road enjoys an ideal location. Residents benefit from nearby amenities, including a Tesco, ensuring effortless access to daily essentials. With excellent catchment options for schooling, families find this location particularly attractive.

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Green spaces in the vicinity provide a refreshing environment for leisurely walks and activities with pets. For commuters, easy access to the Northern Distributor Road (NDR) streamlines travel, while swift access into the city unveils a myriad of additional amenities, completing the perfect living experience at Brightwell Road.

### Brightwell Road

Positioned on Brightwell Road, this well-presented three-bedroom home offers a spacious and practical living space. The large sitting room seamlessly flows into the kitchen area, providing plenty of room for both relaxation and dining. The kitchen is fitted with ample storage and offers enough space for all your appliances, keeping everything neat and organised. On the ground floor, you'll find a three-piece suite bathroom, designed for convenience and ease. The boiler and radiators were replaced just two years ago, adding to the home's efficiency and comfort.

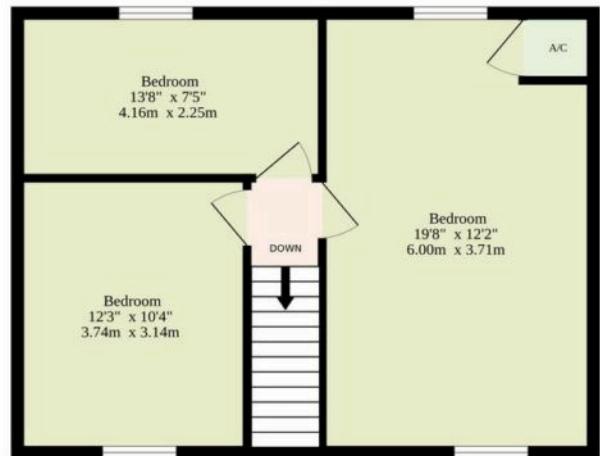
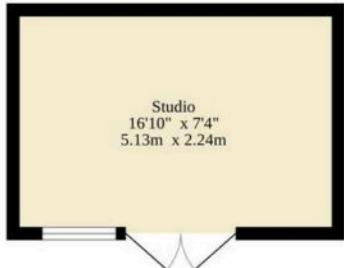
Upstairs, the three bedrooms are all well-proportioned, offering plenty of space for family living or to create your own personal space. Each room is bright and airy, ideal for comfortable living.

One of the main highlights of this property is the expansive outdoor space. Set on a generous plot, it boasts two large gardens at the back, providing plenty of room for relaxation, play, or gardening. A mix of lawn and paved areas ensures versatility for family activities or entertaining guests. Additionally, there is a huge shed, perfect for use as a workshop or extra storage. The garden is completely private, with no properties overlooking it at the back, ensuring a peaceful and



Ground Floor  
443 sq.ft. (41.2 sq.m.) approx.

1st Floor  
331 sq.ft. (30.8 sq.m.) approx.



TOTAL FLOOR AREA : 774 sq.ft. (71.9 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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