



115 Witard Road, Norwich - NR7 9XF

£250,000 Freehold

Presenting a fantastic opportunity to own a spacious three-bedroom end-of-terrace house, perfect for family living. This charming property offers a large lounge, a fitted kitchen, and a private enclosed rear garden with storage, ideal for outdoor entertaining. The home is fitted with solar panels, ensuring energy efficiency and cost savings. With off-road parking and an ideal location close to local amenities, schools, and public transport, this property provides everything a family needs, all within easy reach of Norwich city centre's shops, restaurants, and attractions.

Location

Witard Road is located on the Heartsease estate on the eastern outskirts of Norwich. The area offers convenient access to local amenities, schools, and public transport links. There are a range of shops, supermarkets, and leisure facilities nearby, making day-to-day living easy and convenient. The property is also within easy reach of Norwich city centre, where you can enjoy a variety of shops, restaurants, and cultural attractions. With excellent road connections to the A47 and the Norfolk Broads just a short drive away, this location is ideal for those looking to enjoy both city life and the beautiful Norfolk countryside.

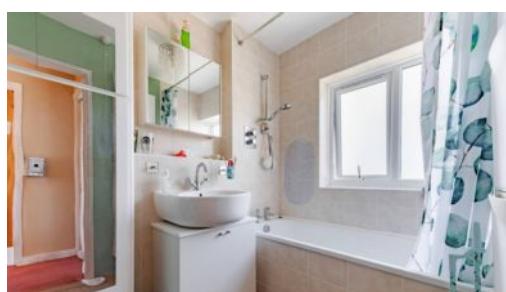
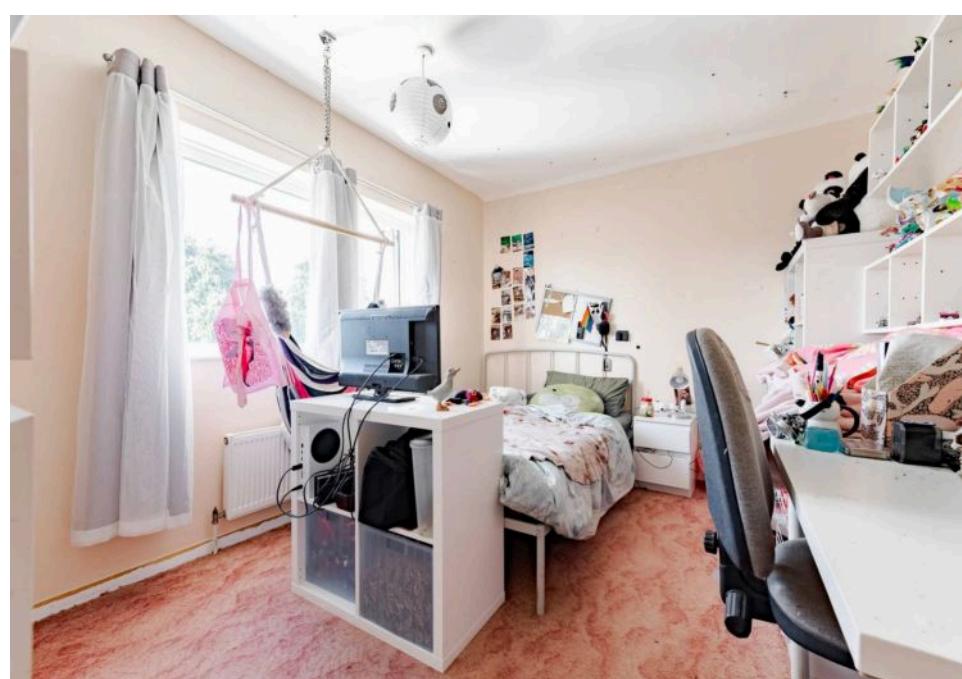


Agents notes

We understand that the property will be sold freehold, connected to mains services water, electricity, gas and drainage.

Heating system- Gas central heating, with underfloor heating in the conservatory

Council Tax Band- B



As you step inside, you are greeted by a welcoming hall featuring a bright and practical home office with a convenient cupboard, providing the perfect space for remote work or study.

Continuing through, you will find the well-equipped kitchen fitted with sleek white gloss cupboards, countertop space, and a tiled backsplash. The kitchen also offers direct access to the outside area for easy outdoor dining and entertaining.

The lounge/diner is spacious and bright, offering ample room for relaxation and dining. French doors open up to the part-brick conservatory, an airy space with natural light and underfloor heating, with another set of French doors leading to the outside, perfect for enjoying the garden.

Upstairs, you will discover three well-proportioned bedrooms, including two spacious doubles. The master bedroom features a wardrobe with sliding doors and an additional cupboard for storage.

A family bathroom with tiled walls, a bath with an overhead shower attachment, and a separate WC complete the well-designed layout of the upper floor.

Additional features of this property include double glazing throughout for added comfort and energy efficiency, as well as solar panels to further enhance sustainability and cost-effectiveness.

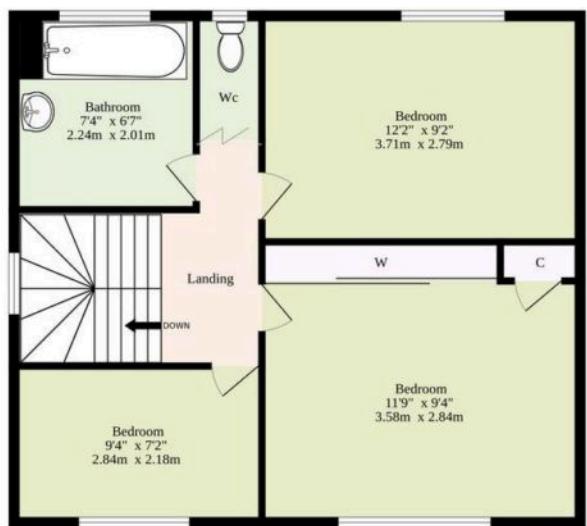
Outside, the private, enclosed rear garden is ideal for outdoor living, with a paved seating area perfect for relaxing or entertaining, and enjoys sunny afternoons thanks to its south-southwest aspect.

At the front of the property, there's a spacious driveway offering off-road parking, along with a lawned area and a brick wall in front, adding privacy and a neat finish to the property's exterior.



Ground Floor
524 sq.ft. (48.7 sq.m.) approx.

1st Floor
401 sq.ft. (37.3 sq.m.) approx.



TOTAL FLOOR AREA : 925 sq.ft. (85.9 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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