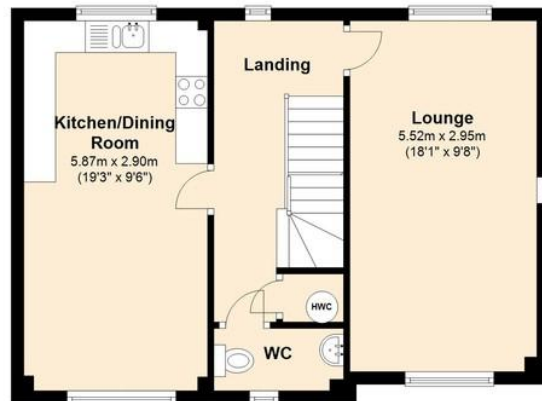


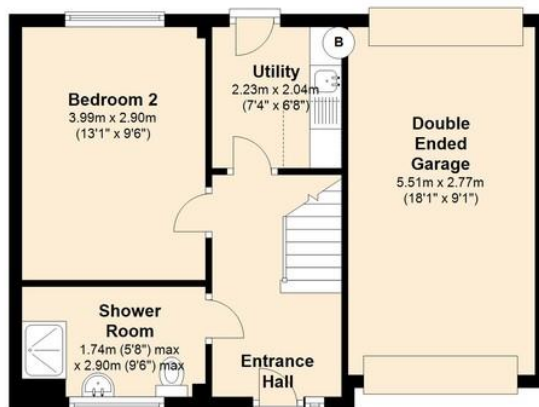
First Floor

Approx. 46.2 sq. metres (497.8 sq. feet)



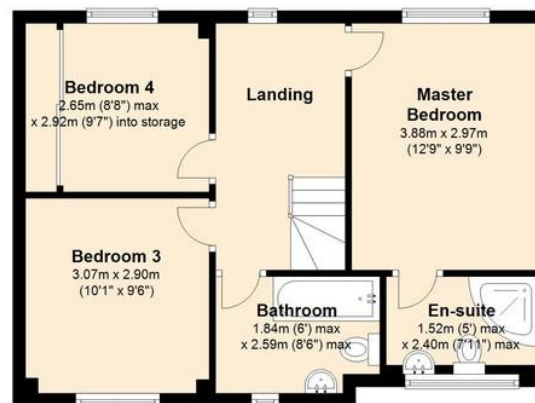
Ground Floor

Approx. 46.1 sq. metres (496.4 sq. feet)



Second Floor

Approx. 45.7 sq. metres (491.5 sq. feet)



Total area: approx. 138.0 sq. metres (1485.7 sq. feet)

OUTSIDE The property is located at the end of a cul de sac, and is located close to Riverside and Pulls Ferry in Norwich.

Front: It is accessed via a brick weave drive at the end of The Nest which leads to the entrance and the single garage.

Rear: This beautifully landscaped garden measures approximately 37' x 22' and, along the additional parking area, comprises a lawn, patio, dramatic white pebble bed and raised borders. The garden backs on to a tall screen of mature shrubs and trees.

Garage: With up and over doors, light and power. Unusually, the garage features doors at both the front and rear allowing further off road parking on a brick weave area of the rear garden.

AGENTS NOTE We have been advised there is a maintenance charge for the upkeep of communal areas and that some of the driveway to the property remains unadopted, please seek full clarification from your legal representative.

DIRECTIONS Head out of central Norwich along Prince of Wales Road, at the traffic lights adjacent to Norwich Station turn left onto Riverside Road. Turn right into Rosary Road then left into The Nest, follow the road round to the right, past the enclosed green space and designated visitor parking (which is non-permit controlled, but is time restricted). The property is at the end, on the left hand side.

EPC Current 86 Potential 88

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wymondham@hammondlee.co.uk

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22-24 Market Street, Wymondham, Norfolk, NR18 0BB

Whilst we have endeavoured to ensure these details are a fair and accurate representation of the property at the point of listing, please note that they are for guidance purposes only and we do not seek advice from the seller's legal representative or liaise with management companies, planning departments or building control in their preparation. We strongly advise that you inspect the property and surrounding area on Google maps and street view prior to viewing. Please also note the photographs do not infer that items shown are included in the sale, the measurements quoted are approximate and the fixtures, fittings and appliances have not been tested, therefore no guarantee can be given that they are in working order. If there is any point which is of particular importance to you then please obtain professional confirmation of it.



Modern 4 bedroom end terrace townhouse enjoying a cul de sac location, close to central Norwich and Norwich mainline railway station. Beautifully presented and enjoying bedrooms on the ground and second floors, with first floor main living spaces, a landscaped garden plus an integral garage.

33 The Nest
Norwich | Norfolk | NR1 1GH

£350,000

Modern end terrace townhouse with LABC warranty remaining

4 bedrooms over 2 floors

Second floor master bedroom with en-suite

Beautiful dual aspect first floor kitchen/dining room with integral appliances

Ground floor shower room, first floor WC, second floor bathroom & en-suite

Gas central heating, double glazing & solar PV panels*

Integral garage with doors to front & back, allowing further off road parking

Beautiful low maintenance rear garden

Within easy reach of central Norwich & the mainline rail station plus Riverside entertainment complex

Perfect for a short commute into the city centre

