

# propertyladder



## Riley Close, Norwich, NR7

Well-Presented Three Bedroom End-Terrace Home!

**GUIDE PRICE £255,000** freehold



BRITISH  
PROPERTY  
AWARDS

2023 & 2024

★★★★★

**GOLD WINNER**

ESTATE AGENT  
IN NORWICH  
(NR10-16)



# GARDEN RETREAT MEETS CITY EASE!

This well-presented three-bedroom end-terrace home is tucked away in a quiet cul-de-sac between Sprowston and Thorpe St Andrew, just northeast of Norwich. With spacious interiors, modern finishes, and a generous garden, this property is perfect for couples, first-time buyers, or growing families looking to settle in a popular residential area.

Downstairs, the home features a spacious lounge/diner, a stylish and functional kitchen/breakfast room, and a separate utility room - ideal for busy households. Upstairs, you'll find three well-proportioned bedrooms and a bright white family bathroom.



“a lovely rear garden with a lawn and patio, offering a secure, sunny space for children and pets”



## Overview

- Great Location Between Sprowston & Thorpe St Andrew
- Bright And Airy Lounge/Diner
- Contemporary Kitchen/Breakfast Room
- Handy Utility Room With Garden Access
- Three Generous Bedrooms
- Modern Family Bathroom
- Large Drive - Ample Off-Road Parking
- Lovely Rear Garden With Patio & Lawn
- Ideal For Families, Couples, Or First-Time Buyers







## Location

Set between the sought-after suburbs of Sprowston and Thorpe St Andrew, this home enjoys a peaceful residential setting with easy access to Norwich city centre. Families will appreciate the proximity to Open Academy High School, as well as local shops, supermarkets, and health services.

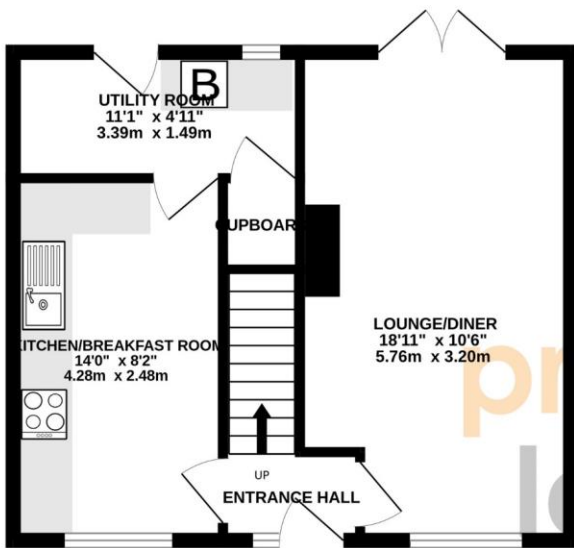
Frequent bus routes, the Norwich Ring Road, and the Northern Distributor Road (NDR) make commuting and travel easy. There's also access to leisure spaces like Whitlingham Broad, and popular parks and gyms. This area blends suburban tranquillity with city convenience - making it a favourite among families and couples alike.



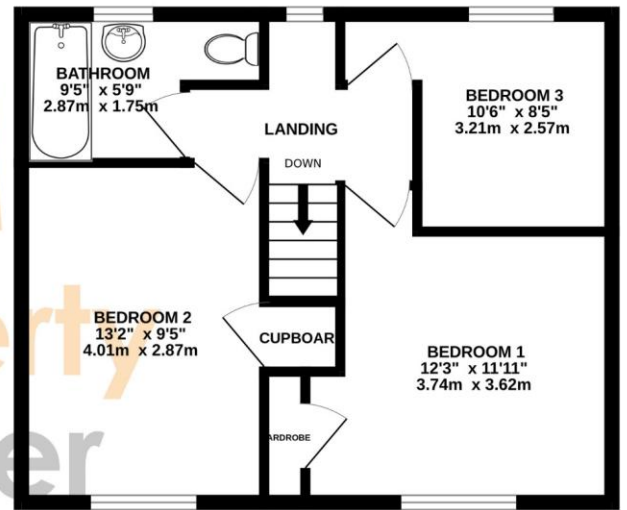
## Outside

The property enjoys ample off-street parking to the front and a lovely rear garden with a lawn and patio, offering a secure, sunny space for children and pets. With local amenities, schools, and excellent transport links nearby, this home is ready to move straight into and enjoy.

**GROUND FLOOR**  
404 sq.ft. (37.5 sq.m.) approx.



**1ST FLOOR**  
433 sq.ft. (40.2 sq.m.) approx.



**TOTAL FLOOR AREA : 837 sq.ft. (77.7 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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**FULL EPC AVAILABLE UPON REQUEST**

EPC -TBC

**COUNCIL TAX BAND: C**

**LOCAL AUTHORITY: NORWICH CITY COUNCIL**

**SERVICES CONNECTED:** MAINS WATER, MAIN DRAINS, MAINS ELECTRICITY, GAS CENTRAL HEATING

## Selling your home?

If you are considering selling your home, please contact us for your no obligation free market appraisal.



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