

propertyladder



Attelsey Way, Norwich, NR5 9EP

A Smart Two Bedroom Semi Detached House Nearby To Hospital & University!

GUIDE PRICE £245,000 freehold



BRITISH
PROPERTY
AWARDS

2023 & 2024



GOLD WINNER

ESTATE AGENT
IN NORWICH
(NR10-16)

PERFECT NEST FOR FAMILIES & PROFESSIONALS!

This well-presented semi-detached home is ideally situated within easy reach of the Norfolk & Norwich Hospital and the University of East Anglia, making it perfect for professionals, first time buyers or investors. The property features a welcoming entrance hall leading to a modern kitchen, a convenient ground floor WC, and a spacious living room at the rear, offering a bright and comfortable living space. Upstairs, there are two generously sized double bedrooms, both benefiting from built-in wardrobes, along with a well-appointed family bathroom. With its excellent location and practical layout, this home provides both comfort and convenience.



“a smart patio area, an ideal space for dining and entertaining guests!”



Overview

- Two Bedrooms
- Garage & Driveway
- Ground Floor WC & First Floor Bathroom
- Enclosed & Low Maintenance Rear Garden
- EV Car Charging Point
- Built In Wardrobes To Both Bedrooms
- Spacious Living Room & Modern Kitchen
- Ideal First Time Buy Or Investment In NR5 Postcode



Location

Chapel Break is ideally located just 3.5 miles west of Norwich City Centre, nestled between Dereham and Earlham Roads. This prime location offers convenient access to the Norwich Southern Bypass, Norfolk & Norwich University Hospital, and the University of East Anglia.

Residents benefit from excellent local amenities, including a shopping precinct, medical centre, schools, and regular public transport to the city. The area also features a network of local paths leading to pleasant green spaces, such as Bowthorpe Country Park, perfect for dog walkers.

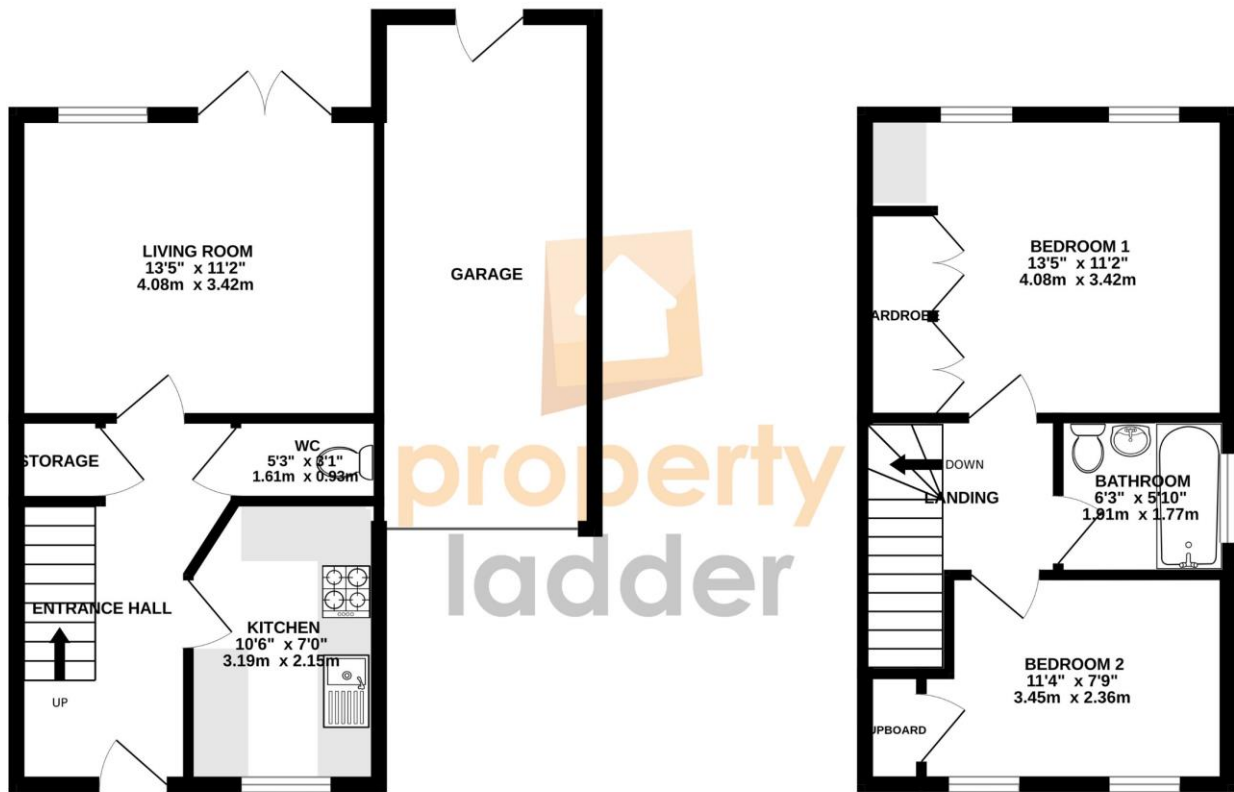


Outside

Outside, the property benefits from its own driveway with an EV charging point, and has the added convenience of a garage for additional parking or storage. The rear garden proves fully enclosed and low maintenance, consisting of well maintained lawn and a smart patio area, an ideal space for dining and entertaining guests!

GROUND FLOOR
482 sq.ft. (44.8 sq.m.) approx.

1ST FLOOR
331 sq.ft. (30.8 sq.m.) approx.



TOTAL FLOOR AREA : 813 sq.ft. (75.5 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX BAND: B

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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