

# propertyladder



## Roundway Down, Norwich, NR7 0NR

Gorgeous Three Bedroom Extended Link Detached House!

**OIRO** £350,000 - £375,000 freehold



BRITISH  
PROPERTY  
AWARDS

2023 & 2024



**GOLD WINNER**

ESTATE AGENT  
IN NORWICH  
(NR10-16)



# GENEROUSLY SIZED FAMILY HOME!

This beautifully extended link detached house is a true gem, offering ample space and modern comforts. The property boasts three generously sized bedrooms, ensuring plenty of room for family and guests. Two of these bedrooms feature ensuite shower rooms, providing added privacy and convenience. There is a spacious family bathroom, with modern fittings, to serve bedroom three. The home includes two inviting reception rooms, perfect for entertaining or relaxing with loved ones. The kitchen is a standout feature, designed with both style and functionality in mind, making it a delightful space for cooking and dining.



“three generously sized bedrooms, ensuring plenty of room for family and guests”



## Overview

- LINK DETACHED HOUSE (linked by a garage)
- EXTENDED & IMPROVED
- THREE BEDROOMS
- TWO EN SUITE SHOWER ROOMS
- LARGE FAMILY BATHROOM
- STYLISH FITTED KITCHEN
- EXTENDED GARDEN ROOM/DINING ROOM
- GARAGE & DRIVE
- BRICK BUILT STORE
- EXCELLENT LOCAL AMENITIES







## Location

Situated in the desirable area of Thorpe St. Andrew, Roundway Down is a highly sought-after location that offers excellent local amenities, reputable schools, and abundant green spaces. This area is particularly well-suited for both families and professionals. Among the educational facilities is the nearby St. Andrew's School, which is renowned for its strong community and academic excellence.

Norwich city centre just a short drive or bus journey away. You can enjoy a vibrant array of shops, restaurants, cultural attractions, and leisure facilities.

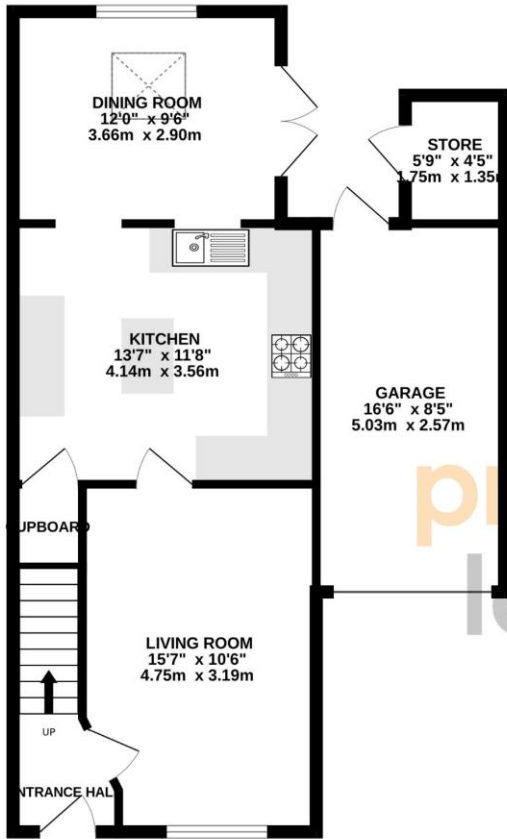


## Outside

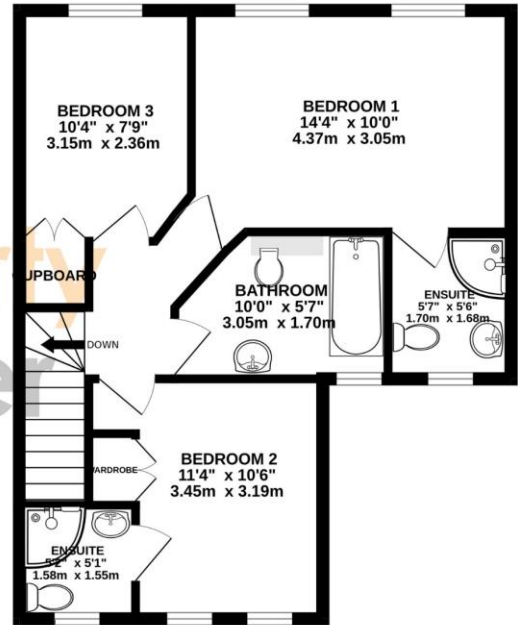
The property welcomes you with a charming, well-maintained front garden and a spacious driveway that offers ample off-road parking. The rear garden is a low-maintenance oasis featuring a blend of shingle and decking. It's the perfect setting for outdoor gatherings or simply unwinding in the summer house during the warmer months.

Additional amenities include a garage, with power and lighting, ideal for secure parking or extra storage, and a brick-built store room that offers versatile usage options.

GROUND FLOOR  
648 sq.ft. (60.2 sq.m.) approx.



1ST FLOOR  
509 sq.ft. (47.3 sq.m.) approx.



TOTAL FLOOR AREA : 1157 sq.ft. (107.5 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

COUNCIL TAX BAND: C

LOCAL AUTHORITY: BROADLAND DISTRICT COUNCIL

SERVICES CONNECTED: MAINS WATER, MAIN DRAINS, MAINS ELECTRICITY, MAINS GAS

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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## Selling your home?

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



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