



## Crofttholme Way, Norwich, NR1 4NR

A generous detached bungalow offered with no onward chain

OFFERS OVER **£275,000** freehold



BRITISH  
PROPERTY  
AWARDS

2023 & 2024



**GOLD WINNER**

ESTATE AGENT  
IN NORWICH  
(NR10-16)

# A BEAUTIFUL BUNGALOW!

This charming detached bungalow is available with no onward chain.

The extended property features a bright and spacious kitchen-dining room, alongside a generous 7.19-meter living room, both filled with natural light.

There are two double bedrooms and a large, welcoming entrance hall.

With ample off-street parking, a garage, and a beautiful garden, this home is a must-see in a fantastic location!



“The spacious kitchen-dining room, and generous living room are both filled with natural light.”



## Overview

- DETACHED BUNGALOW
- TWO BEDROOMS
- GARAGE
- AMPLE OFF-STREET PARKING
- GAS CENTRAL HEATING
- SEALED UNIT DOUBLE GLAZING
- MATURE PLOT
- CLOSE TO LOCAL AMENITIES
- NO ONWARD CHAIN





## Location

The property situated on the edge of the city centre. Norwich City centre is close by with its vibrant business and arts community and also the regional shopping centre. The prominent market stands in the centre of the city, nearly in the shadow of the castle, and nearby is the library which is in the Forum. Norwich Cathedral is situated in The Close on the edge of the river and there is a wide variety of bars, restaurants and leisure pursuits available within the city and a number of schools in both the state and private sector.



## Outside

To The front of the property a brick weave drive provides ample off-street parking.

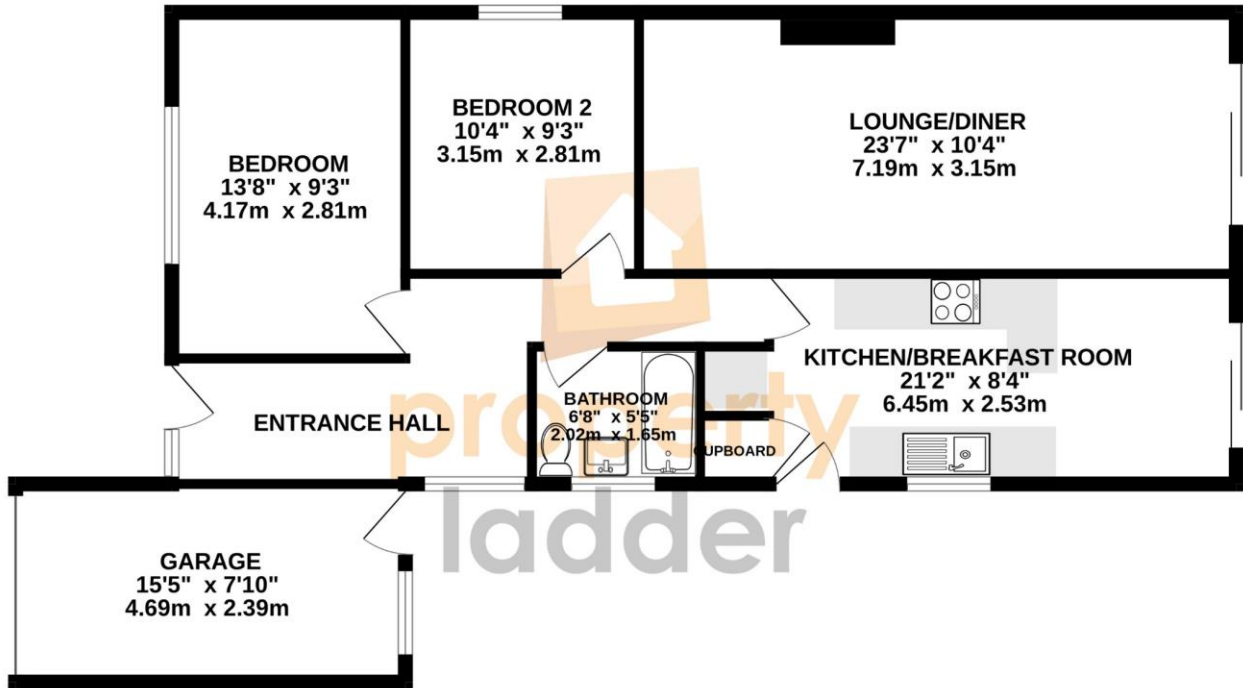
### Garage:

15'5 x 7'10 (4.69m x 2.39m)

The attached single garage has an up and over door to the front and a personal door to the rear.

The rear garden is mainly laid to lawn, with a patio area. The space is enclosed by timber fencing.

**GROUND FLOOR**  
**898 sq.ft. (83.5 sq.m.) approx.**



**TOTAL FLOOR AREA : 898 sq.ft. (83.5 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**

TBC

**COUNCIL TAX BAND: C**

**LOCAL AUTHORITY: NORWICH CITY COUNCIL**

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

## Selling your home?

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



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