

propertyladder



Ives Road, Norwich, NR6 6DY

A Spacious Three Bedroom Mid-Terrace Home!

GUIDE PRICE £235,000 freehold



BRITISH
PROPERTY
AWARDS

2023 & 2024

★ ★ ★ ★ ★

GOLD WINNER

ESTATE AGENT
IN NORWICH
(NR10-16)

COMFORT MEETS CONVENIENCE IN NR6!

Tucked away in a popular residential location, this well-proportioned mid-terrace home offers fantastic space both inside and out. The property opens with a generous entrance hall leading to a handy ground-floor WC, a fitted kitchen, and a spacious lounge/dining room made bright and open thanks to a wide opening between the two rooms.

Upstairs, there are three well-sized bedrooms, including a main bedroom that benefits from a useful dressing area. A modern family bathroom and additional storage cupboard complete the first floor.



“a spacious lounge/dining room made bright and open thanks to a wide opening between the two rooms”



Overview

- Large Entrance Hall With Storage
- Ground Floor WC For Added Convenience
- Fitted Kitchen With Open-Plan Access To Lounge/Diner
- Bright And Airy Lounge/Dining Room
- Three Bedrooms Including Dressing Area To Main
- Modern Family Bathroom
- Enclosed Rear Garden With Patio, Lawn & Brick-Built Shed
- Off-Street Parking For Residents
- Popular Location In NR6 Close To Amenities



Location

The NR6 postcode covers a sought-after area to the north of Norwich city centre, with excellent transport links, including easy access to the A140, Norwich International Airport, and the Northern Distributor Road (NDR), residents enjoy quick connections both into the city and out towards the Norfolk coast and countryside.

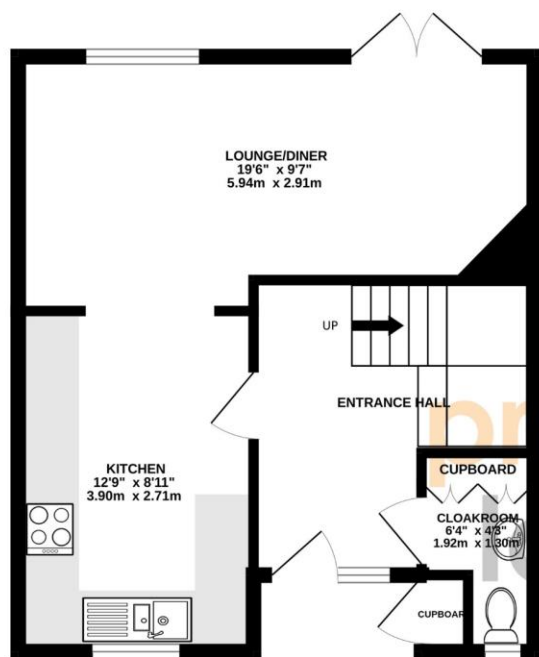
NR6 includes popular residential neighbourhoods such as Hellesdon, Catton, and parts of Sprowston, all known for their friendly communities, well-regarded schools, and abundance of local amenities.



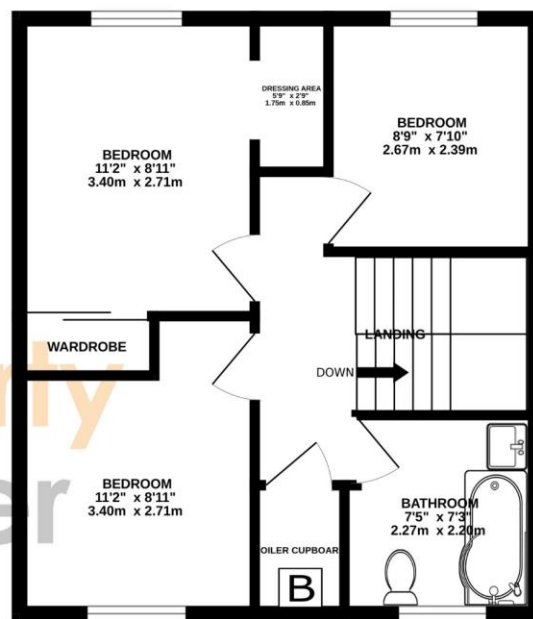
Outside

Outside, you'll find an enclosed rear garden featuring a lawn, patio area, and a brick-built storage shed-ideal for bikes or garden tools. Resident parking is available to the front of the property.

GROUND FLOOR
413 sq.ft. (38.4 sq.m.) approx.



1ST FLOOR
435 sq.ft. (40.4 sq.m.) approx.



TOTAL FLOOR AREA : 849 sq.ft. (78.8 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		86 B
69-80	C	72 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

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



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