



## Le Safferne Gardens, Norwich, NR3

A Modern And Energy Efficient Three Bedroom Three Storey Terrace Home!

GUIDE PRICE **£290,000** FREEHOLD



BRITISH  
PROPERTY  
AWARDS

2025



**GOLD WINNER**

ESTATE AGENT  
IN NORWICH  
(NR10-16)

# CONTEMPORARY COMFORT ACROSS EVERY FLOOR!

Built in 2019 with energy efficiency in mind and benefiting from an impressive EPC rating of 'B', this modern three storey mid terrace home is situated within a contemporary development in the highly sought after NR3 postcode.

The property offers stylish and well presented accommodation throughout, comprising a modern kitchen/diner with integrated appliances, a convenient ground floor WC, and a spacious living room to the rear overlooking the enclosed garden. The first floor provides two generous double bedrooms alongside a sleek family bathroom, whilst the second floor is dedicated to an excellent sized master bedroom featuring a modern en-suite shower room with two Velux windows allowing plenty of natural light, and a large walk-in cupboard providing excellent storage space.



*“designed for low maintenance living, featuring a patio area, shingle, and decking”*



## Overview

- Three Storey Terrace Home
- Allocated Parking To Front
- Second Floor Master Bedroom With En-Suite & Walk In Wardrobe
- Modern Kitchen/Diner With Built In Appliances
- Ground Floor WC & First Floor Bathroom
- Enclosed Low Maintenance Garden
- Energy Efficient Home With EPC Rating 'B'
- Spacious Living Room To Rear



## Location

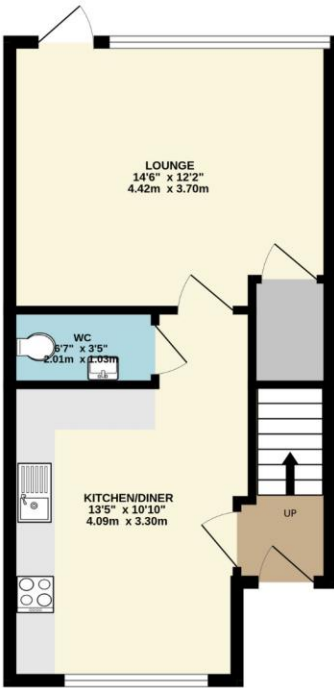
Le Safferne Gardens is situated within the popular NR3 area of Norwich, offering convenient access to a wide range of local amenities including supermarkets, independent shops, cafés, pubs and regular public transport links into the city centre. The area is well regarded for families, with a selection of nearby schooling including St Clements Hill Primary Academy, Sewell Park Academy and George White Junior School. Residents also benefit from nearby green spaces such as Mousehold Heath and Waterloo Park, making the location ideal for both families and professionals alike.



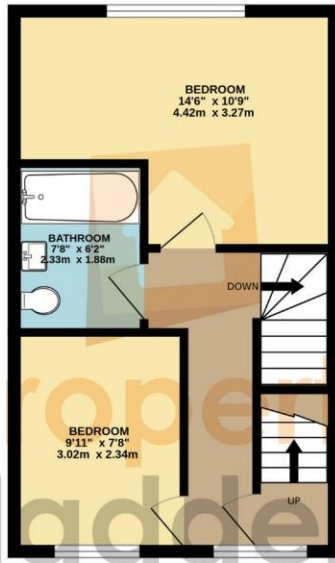
## Outside

Outside, the property benefits from one allocated parking space directly to the front of the house, along with both front and rear gardens. The rear garden has been designed for low maintenance living, featuring a patio area, shingle, and decking. The garden can be accessed both from the house and via a rear gate.

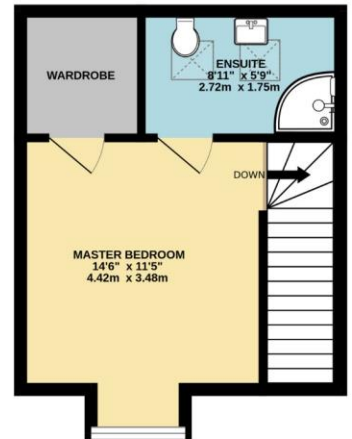
**GROUND FLOOR**  
401 sq.ft. (37.2 sq.m.) approx.



**1ST FLOOR**  
355 sq.ft. (33.0 sq.m.) approx.



**2ND FLOOR**  
257 sq.ft. (23.9 sq.m.) approx.



**TOTAL FLOOR AREA : 1012 sq.ft. (94.0 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	88 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**COUNCIL TAX BAND: C**

**LOCAL AUTHORITY: NORWICH CITY COUNCIL**

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

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