



17 Cedar Road, Norwich

Guide Price £300,000

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Norwich, Norwich

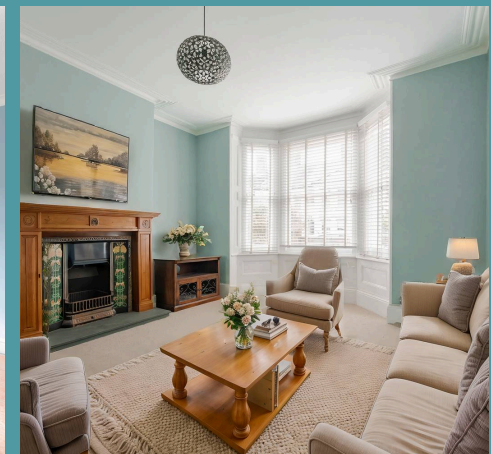
Guide Price £300,000 - £325,000. This home immediately impresses with its unexpected sense of space, integrating timeless style with everyday usability. A rare, generously sized entrance hall leads into a beautifully bright open-floor design living and dining area, where a bay-fronted window floods the space with natural light. The kitchen, double the size of a traditional galley layout, offers fantastic versatility and potential. Upstairs, four well-proportioned bedrooms provide flexibility for family life or home working. With a private courtyard and easy side access, this property is ideal for those in search of both space and the advantage of city living.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E





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Location

Cedar Road, Norwich is ideally situated in the heart of the vibrant and historic city of Norwich. This prime location offers the perfect balance between city living and green spaces, with the picturesque Riverside Walk and Wensum Park just a short stroll away.

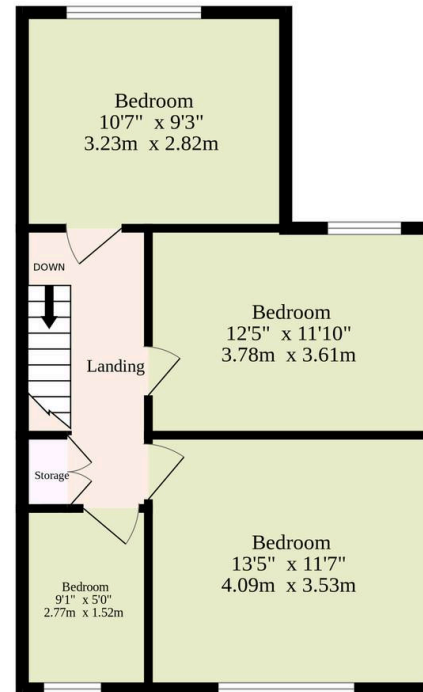
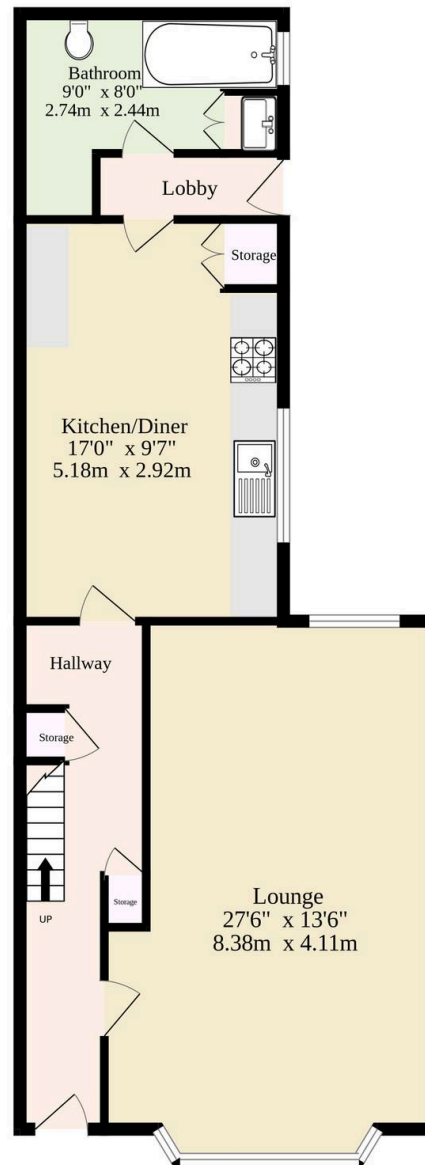
The property benefits from close proximity to Norwich City Centre, renowned for its rich heritage, iconic Norman Cathedral, and lively shopping districts, including the popular Norwich Lanes.

Public transportation is easily accessible, with Norwich Train Station nearby offering direct links to London Liverpool Street. The area is also well-served by local amenities, including a variety of restaurants, cafes, and leisure facilities, making it an excellent choice for those seeking a dynamic yet



Ground Floor
751 sq.ft. (69.8 sq.m.) approx.

1st Floor
523 sq.ft. (48.6 sq.m.) approx.



TOTAL FLOOR AREA : 1274 sq.ft. (118.4 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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