



## 15 Firs Road, Norwich

Guide Price £300,000 - £325,000 Freehold

A desirable three bedroom detached house in a quiet cul-de-sac. Providing off-road parking, a versatile lean-to, a well-equipped kitchen with a dining room, a spacious lounge with a conservatory. A fantastic opportunity to create the perfect family home with a wealth of potential. Call the Wroxham office for more information!

This property is in a great location right by Hellesdon which has good local amenities for everyday living including a choice of handy shops, pubs and healthcare facilities. Asda is just a drive away and Tesco is 2 miles away. It benefits from good transport links too with buses running regularly into the centre of Norwich as well as Taverham, Drayton, Fakenham and beyond.

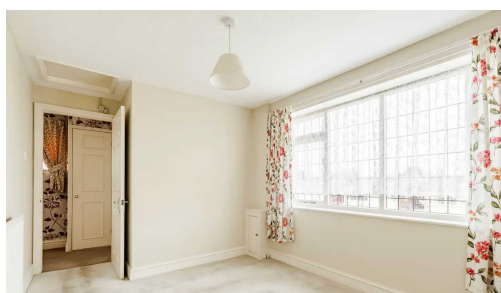


#### AGENTS NOTE

We understand the property will be sold freehold and connected to all mains services.

Council tax band - C.

Please note that the vendors have reported an asbestos roof in the garage.



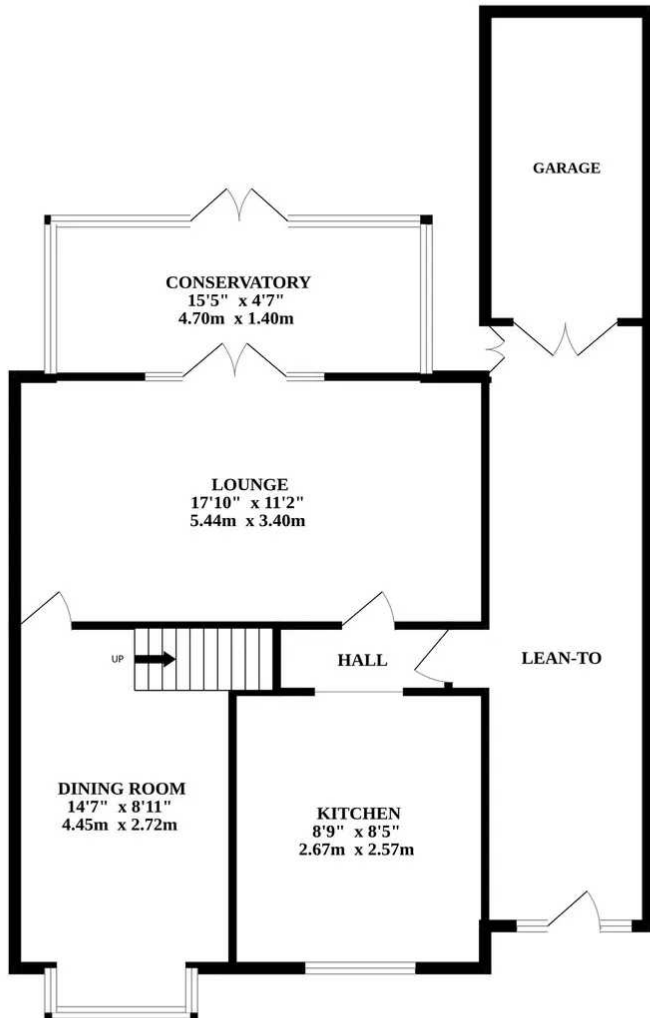
Situated in a desirable cul-de-sac setting, this three bedroom detached house presents an exceptional opportunity to create your dream family home in the sought-after area of Hellesdon. Boasting off-road parking and a versatile lean-to with access into the garage, this property offers both convenience and potential.

The well-equipped kitchen features a door into the dining room, providing a seamless flow for entertaining. The spacious lounge is bathed in natural light and features doors into the conservatory, creating a bright and airy living space. Upstairs, three sizeable bedrooms offer comfort and privacy alongside the family bathroom. Outside, the south-facing garden provides a wealth of potential and is currently laid to a mixture of patio, shingle and lawn.

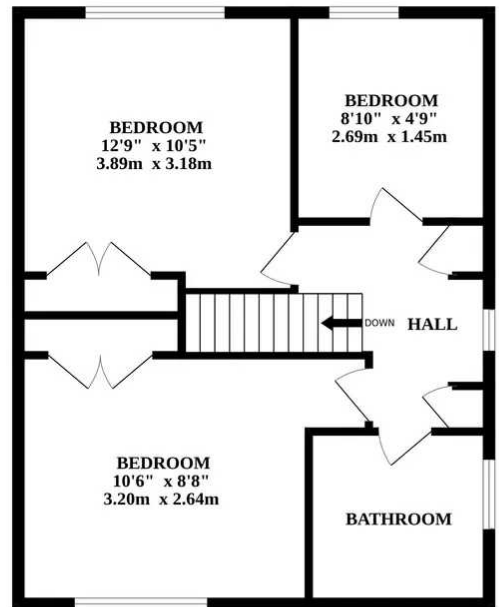
This property is perfect for families, being located close to local schools and amenities, making daily life both convenient and enjoyable. Whether you're looking to upgrade your current home or searching for a place to raise your family, this property offers the space and flexibility to meet your needs. Don't miss out on this fantastic opportunity to make this house your own.



GROUND FLOOR



1ST FLOOR



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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