



## 8 Le Safferne Gardens, Norwich

Offers in Region of £300,000

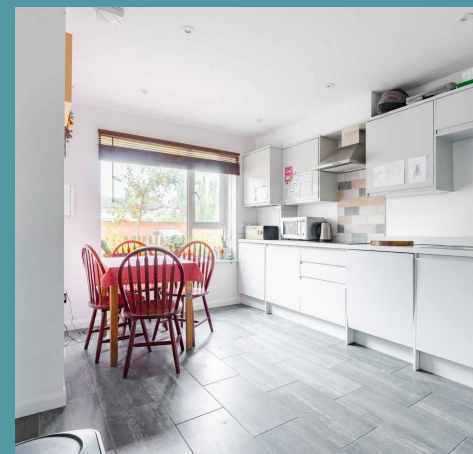
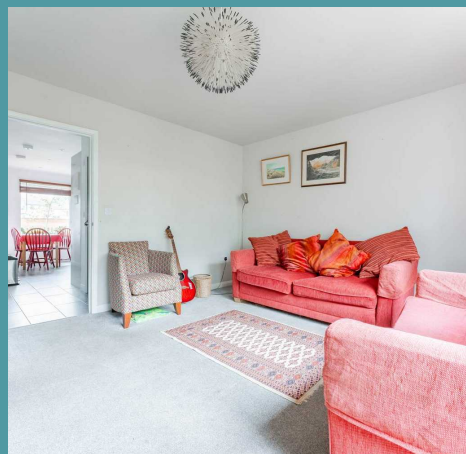
# 8 Le Safferne Gardens

Norwich

Le Safferne Gardens is a beautifully designed three-bedroom terraced house situated in the NR3 area of Norwich, just a 15-minute walk from the vibrant city centre. This spacious home offers contemporary living across three floors, featuring a modern, fully-fitted kitchen and a generous lounge that opens to a private rear garden with a wooden pergola. The first floor includes two versatile bedrooms and a stylish family bathroom, while the impressive master bedroom on the second floor boasts an en-suite and a walk-in wardrobe. Additionally, it provides a private off-road parking space with extra visitor parking available.

## The Location

Le Safferne Gardens is located in the NR3 area of Norwich, a residential neighbourhood in close proximity to the city centre. The property is ideally situated for those who need quick access to Norwich's vibrant centre, being just a 15-minute walk away. This area is well-connected by public transport, with nearby bus routes, making commuting easy. The surrounding area is served by numerous amenities, including local schools, shops, and medical facilities. For outdoor enthusiasts, parks and green spaces are also close by.





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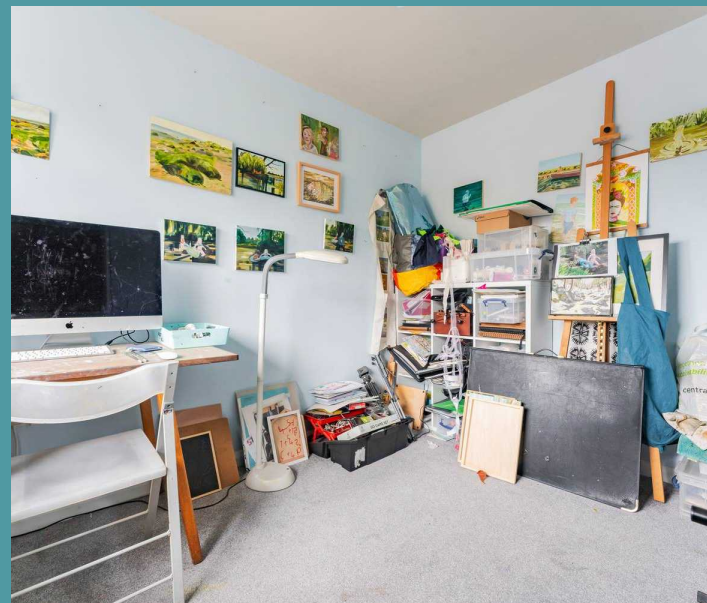
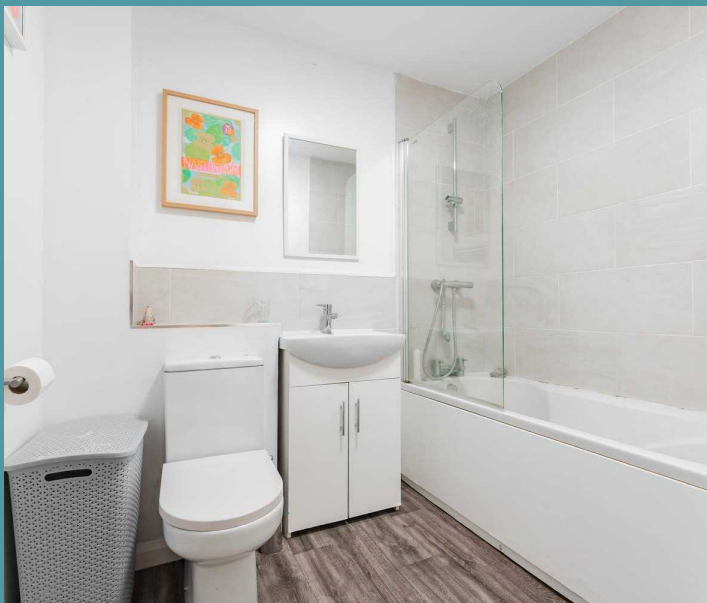
### Le Safferne Gardens

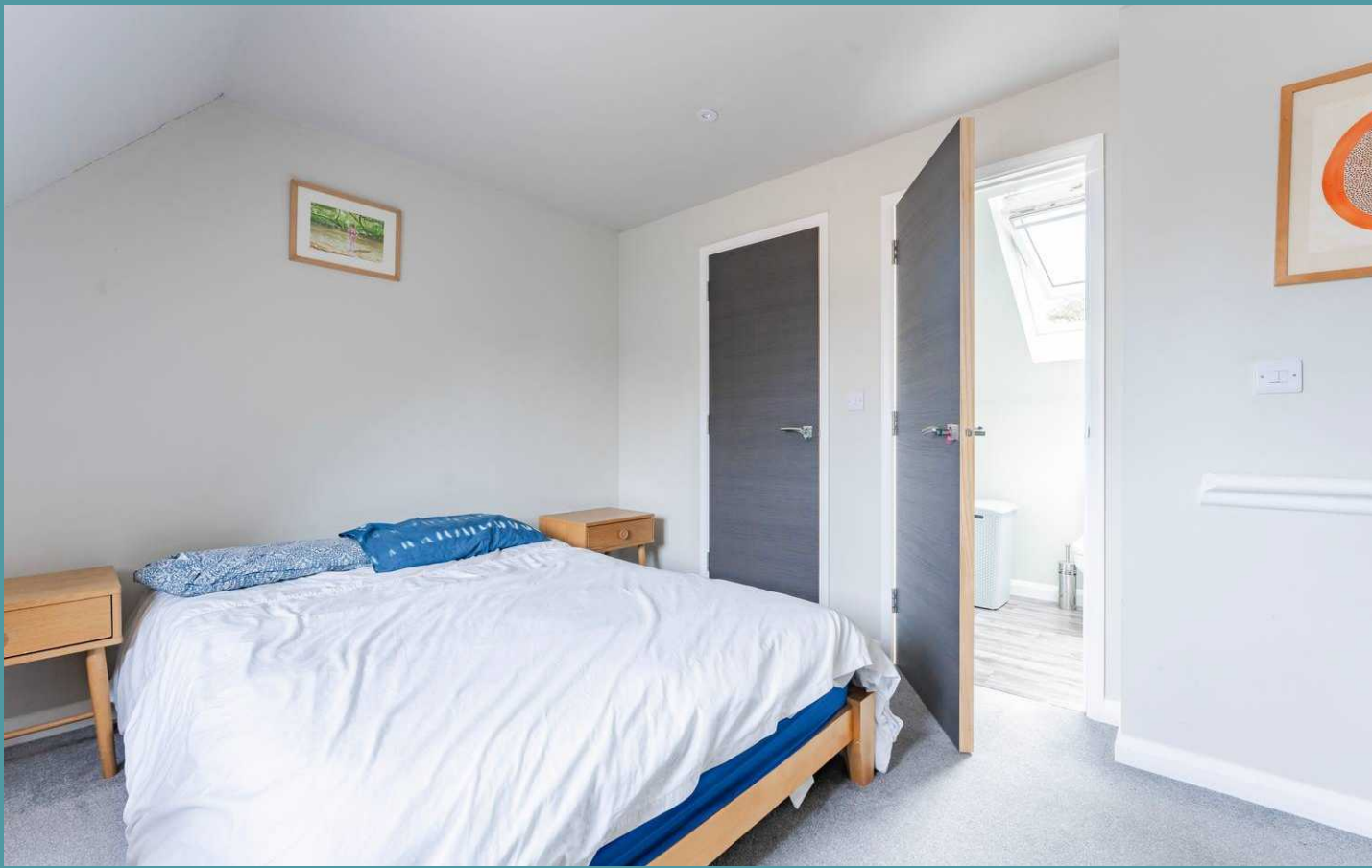
This spacious and beautifully designed three-bedroom terraced house offers comfortable and contemporary living across three floors.

As you step into the home, the welcoming entrance hall leads to a sleek, fully-fitted kitchen equipped with modern, integrated appliances and ample storage, making it a practical space for cooking and dining.

The ground floor also includes a convenient W.C/cloakroom and a generous lounge that's flooded with natural light via a large picture window. The lounge provides direct access to a private rear garden, offering the perfect space for outdoor relaxation, dining, or entertaining guests.

The first floor comprises two well-sized bedrooms, both of which offer flexibility for use as additional bedrooms, a home office, or guest spaces. A stylish family bathroom with a contemporary suite completes this level.





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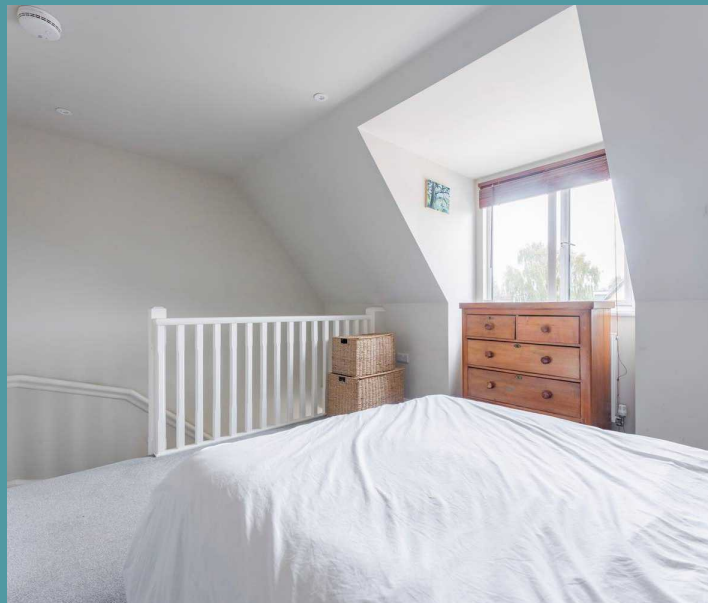
Norwich

On the second floor, the impressive master bedroom spans the entire top floor. It benefits from a luxurious en-suite and a spacious walk-in wardrobe, providing plenty of storage and a private setting. A private off-road parking space is located at the rear, with additional visitor parking available. The private garden at the back offers a serene outdoor space, complete with a wooden pergola and a low-maintenance feel, making it perfect for relaxation or entertaining.

Agents Note

Sold Freehold

Connected to all mains services.

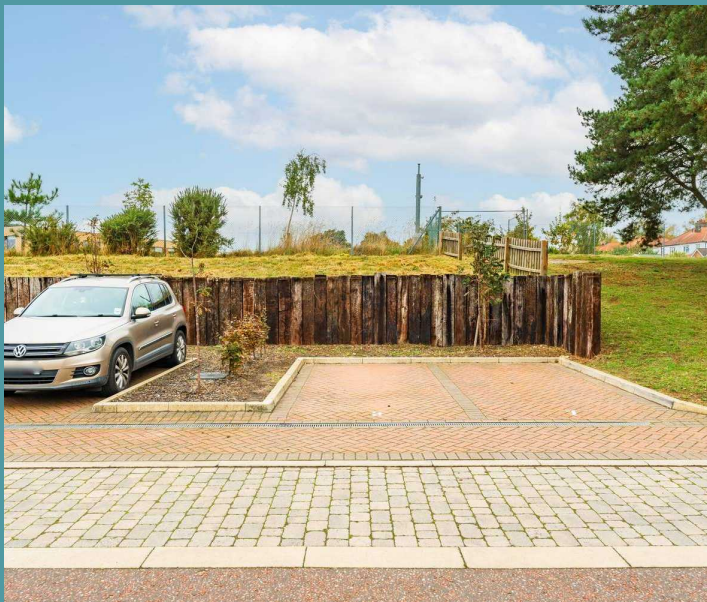




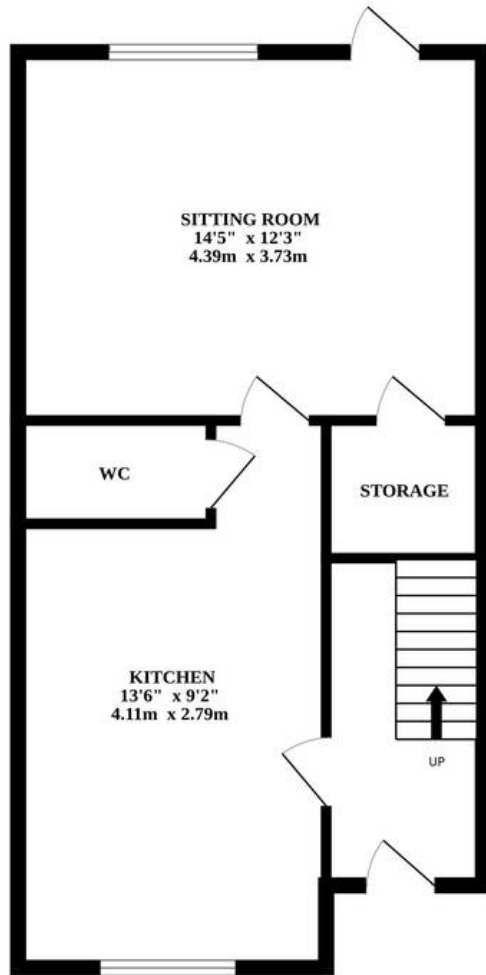
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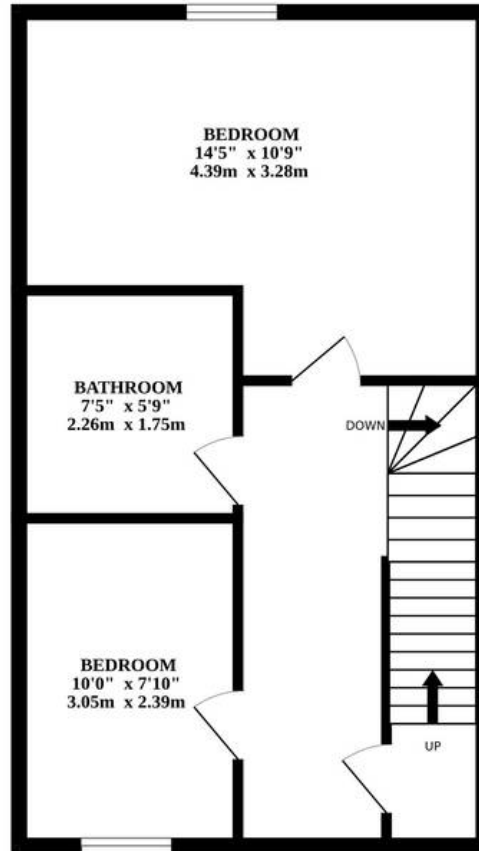
- Prime location in the NR3 area of Norwich, just a 15-minute walk from the city centre for easy access to shops, restaurants, and cultural attractions
- Spacious layout with three bedrooms spanning across three floors, providing ample living space for families
- Modern kitchen that is fully fitted with integrated appliances and generous storage, perfect for cooking and entertaining
- Light-filled lounge featuring a large picture window that floods the space with natural light and opens directly to the private garden
- Flexible bedrooms on the first floor that can serve as guest rooms, children's rooms, or home office spaces
- Master suite located on the second floor with a private en-suite bathroom and a spacious walk-in wardrobe
- Off-road parking with a designated private parking space at the rear, plus additional visitor parking available for guests
- Excellent transport links with nearby bus routes providing easy commuting options



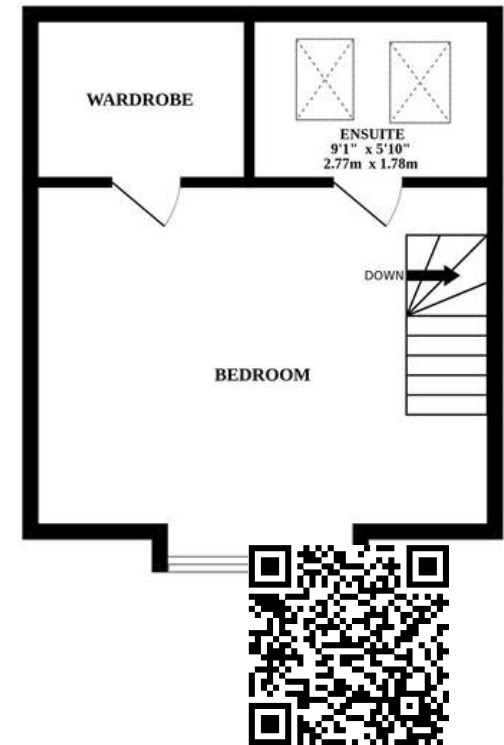
GROUND FLOOR



1ST FLOOR



2ND 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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