



65 Wolfe Road, Norwich

Offers in Region of £280,000

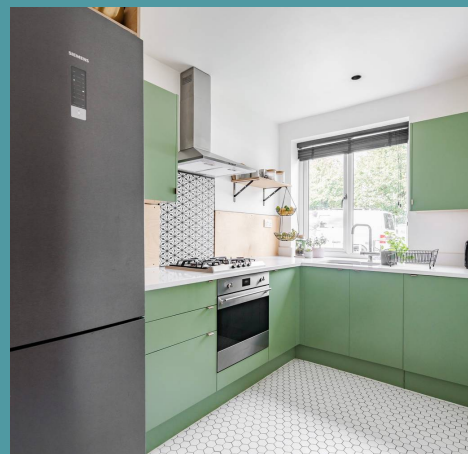
65 Wolfe Road

Norwich

Beautifully maintained and designed throughout, this charming home offers a blend of modern comfort and traditional charm. The spacious and well-lit entrance sets the tone for the property, leading into a welcoming sitting room with a focal fireplace and open-plan dining area. The kitchen, with its stylish green cabinetry and patterned flooring, is both functional and aesthetically pleasing. Upstairs, three generously sized bedrooms and a modern bathroom provide ample space for a family. Outside, the landscaped garden offers a peaceful setting with its lawn, patio, and mature shrubbery.

THE LOCATION

Just a 10-minute stroll places you in the heart of Norwich, a city teeming with cultural attractions, lively nightlife and diverse shopping experiences. Top-rated state, faith, and independent schools are all within easy reach, catering to families of all ages. Local shops, supermarkets, pubs, and parks are all conveniently close by. The University of East Anglia, the N&N University Hospital, Norwich City Football Club, and Norwich Cathedral are all within a short distance. Plus, a handy bus stop sits directly opposite the property, and the train station is a comfortable walk away, offering excellent public transport links.





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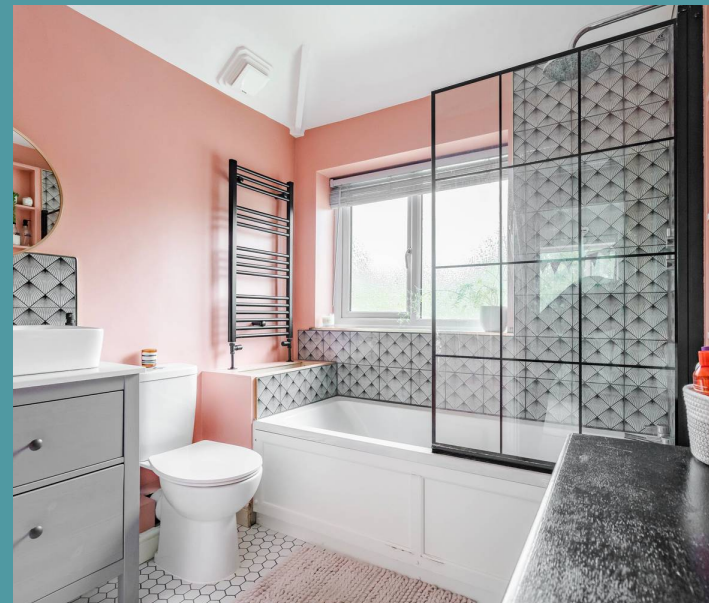
Norwich

WOLFE ROAD

Entering, you are greeted by a well-lit entrance that sets the tone. The beautiful sitting room boasts a focal original fireplace alongside generous floor space to arrange your chosen furnishings. The open-plan layout seamlessly transitions into a sunny garden room/dining area, offering a versatile space to enjoy throughout the year, with sliding doors providing easy access to the rear of the property.

The kitchen has been tastefully upgraded with green-themed cabinetry and eye-catching patterned flooring and backsplash, creating a stylish and functional space to cook. An adjoined utility room/WC adds convenience to the space, ensuring practicality meets aesthetics seamlessly.

Ascending the stairs, you will find three generously sized bedrooms, each offering ample space and natural light, ideal for a family-friendly layout. The three-piece bathroom is adorned with a pop of pink and monochrome accents.





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Stepping outside, the non-overlooked landscaped garden is a quiet setting, boasting an array of lawn, a charming patio area, and mature shrubbery, providing a peaceful backdrop for outdoor enjoyment and relaxation. Additionally, the property features a garage primarily used for storage, complete with French doors on either side for easy access. On-road non-permit parking ensures convenience for residents and visitors alike.

AGENTS NOTE

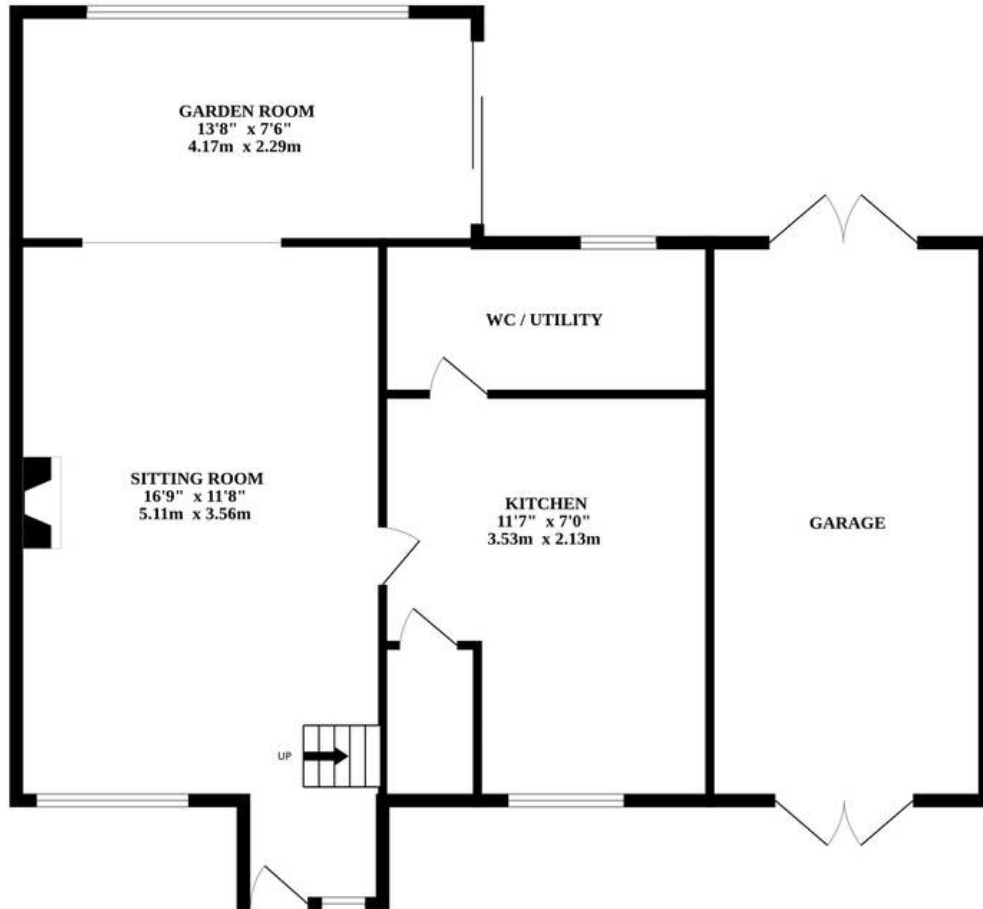
We understand this property will be sold freehold, connected to all mains services.

Council Tax Band - C

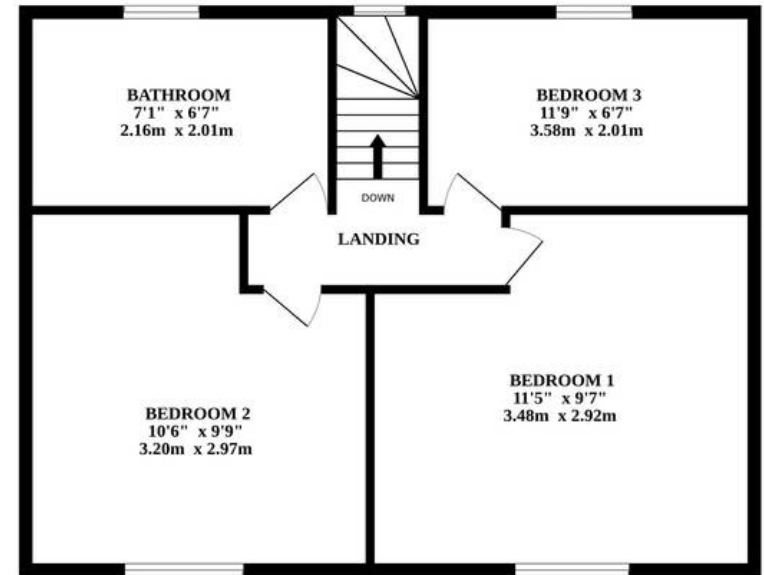
Sold with no onward chain!



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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