



11a Fieldview, Norwich

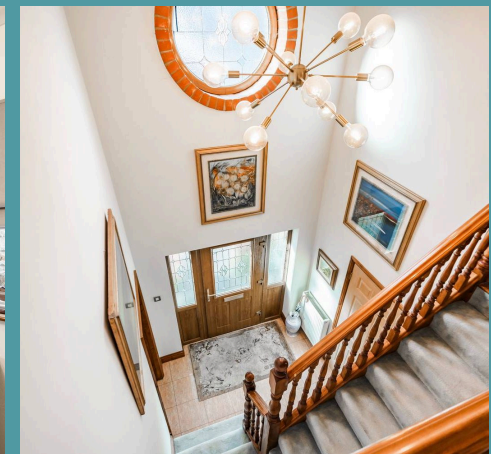
11a Fieldview

Norwich

Find flexible and spacious accommodation in this detached residence, catering to modern family living. With a chain-free status, this home highlights an open-plan kitchen/dining room, a light-filled sitting room, four bedrooms and enclosed gardens. Set in the vibrant city of Norwich, its prime location ensures you are within close proximity to a wide range of local amenities including the university, train station and Norfolk and Norwich hospital. Don't miss the chance to acquire this home and experience the lifestyle it has to offer.

Location

Norwich NR5 is a vibrant area located in the southwest of Norwich, Norfolk. It includes several residential neighbourhoods, such as Bowthorpe, New Costessey, and Earlham, offering a mix of suburban and semi-rural living. The area is well-connected, with good public transport links to the city centre, making it ideal for both professionals and families. NR5 is home to a range of local amenities, including shops, schools, parks, and medical facilities. Additionally, the proximity to the University of East Anglia adds a youthful and academic atmosphere to the region. The surrounding countryside offers opportunities for outdoor activities, while Norwich's historic centre and cultural attractions are just a short drive or bus ride away.



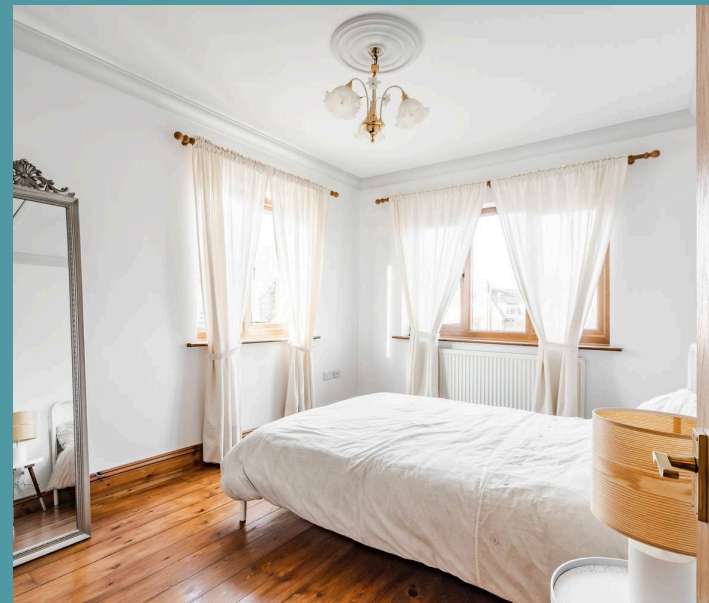
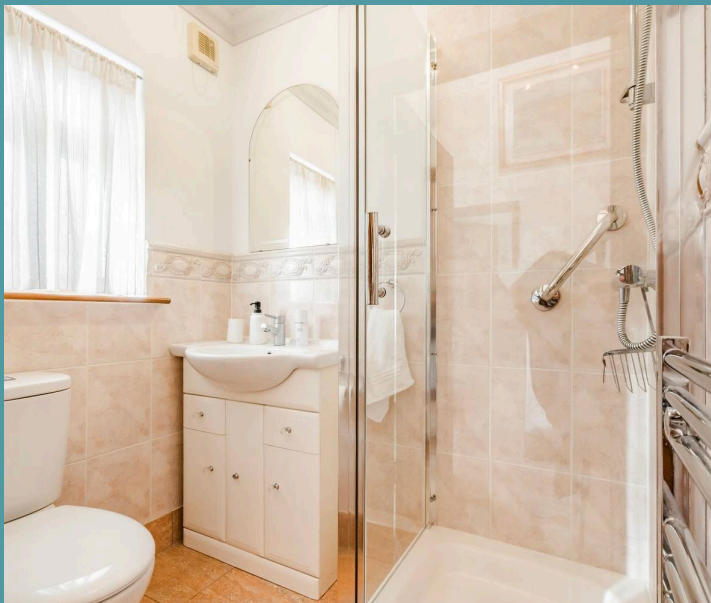


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Upon entering the detached residence, you are greeted by a welcoming entrance hall, complemented by a ground floor shower room. Immediately capturing your attention is the comfortable sitting room, filled with an abundance of natural light, creating an inviting atmosphere for relaxation or entertainment. The open-plan kitchen/dining room is the heart of the home, well-equipped with fitted units and integrated appliances to enhance your cooking experience. The seamless flow to the dining area ensures effortless interaction when hosting occasions or casual dining with loved ones. With the presence of a utility room, for your additional storage and laundry essentials.

Across both floors you will encounter four bedrooms, each thoughtfully designed to offer relaxation and privacy. The principal bedroom flaunts a private ensuite, adding a luxury yet convenient touch. The ground floor bedroom has the versatility to be a office, dressing room or playroom, depending on your own requirements. The first floor bathroom comprises of a stylish three piece suite, accommodating all residents in the household.





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Outside, the well-maintained front and rear gardens offer secluded spaces for outdoor activities and enjoyment. Fully enclosed for privacy, these areas are perfect for al fresco dining, summer BBQs, gardening, or simply relaxing in the afternoon sunshine. A driveway provides off-road parking for multiple vehicles, while a garage offers additional storage options.

Agents Notes

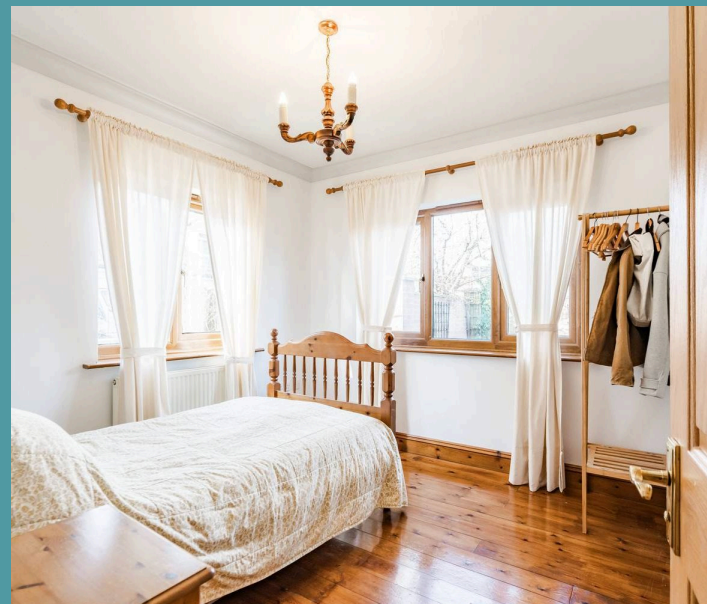
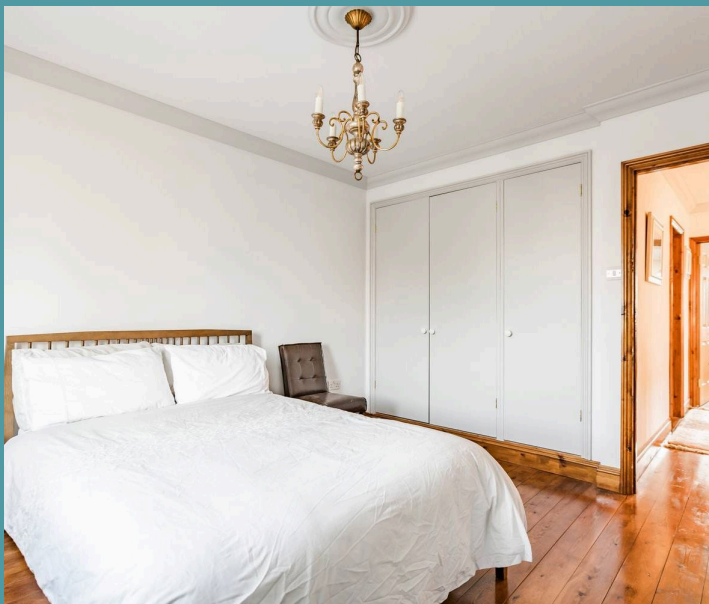
We understand that this property is freehold.

Connected to mains water, electricity, gas and drainage.

Heating system - Gas central heating.

Brand new boiler.

Council Tax Band: D

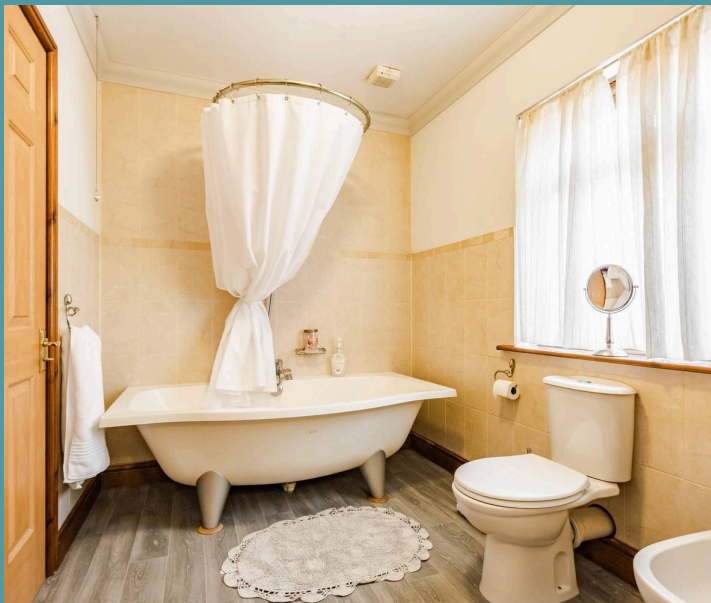




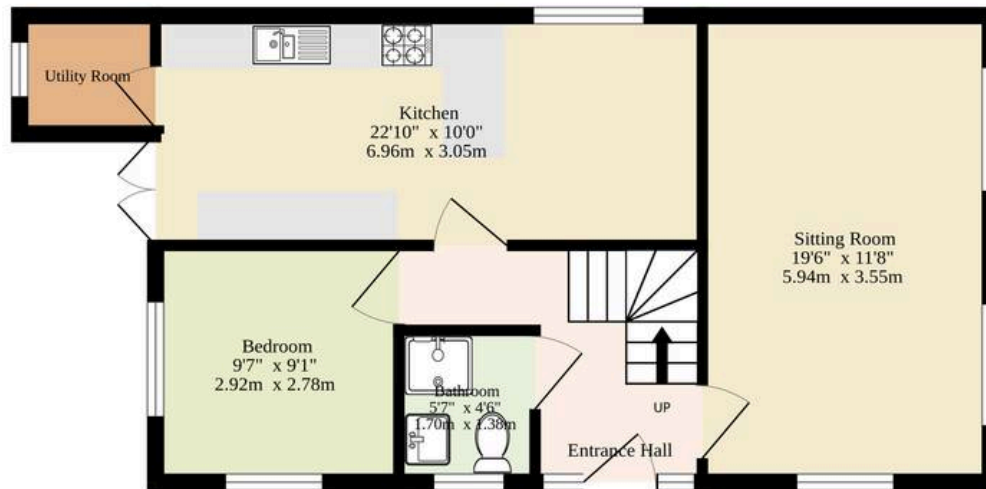
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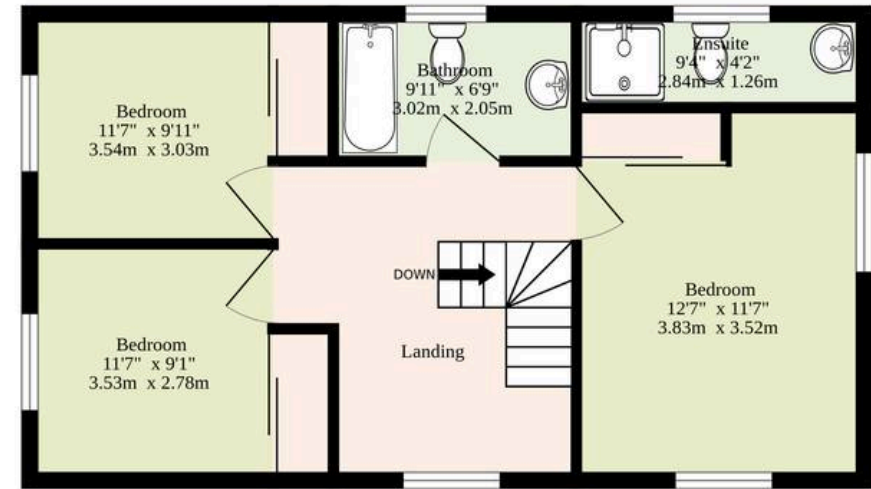
- Chain free
- Exceptional detached residence in the vibrant city of Norwich
- Beautiful family home with flexible and spacious accommodation
- Comfortable sitting room filled with an abundance of natural light
- Open-plan kitchen/dining room with modern fixtures and fittings, complemented by a utility room
- Four bedrooms, one private en-suite & two bathrooms on each floor
- Well-maintained front and rear gardens, both fully enclosed for privacy
- Driveway providing off-road parking and a garage for storage options
- Easy access to local amenities, bus routes, University Of East Anglia and Norfolk And Norwich Hospital
- Fully furnished with a brand new boiler



Ground Floor
667 sq.ft. (62.0 sq.m.) approx.



1st Floor
538 sq.ft. (50.0 sq.m.) approx.



TOTAL FLOOR AREA : 1209sq.ft. (112.3 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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