



42 The Sidings, Norwich

Offers in Region of £375,000

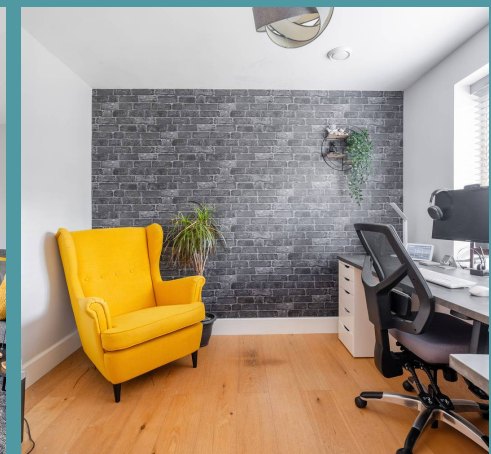
42 The Sidings

Norwich

Introducing a splendid townhouse residence of exceptional quality, showcasing a Germain design and build for the discerning homeowner seeking a blend of style, comfort, and economic efficiency. Offering spacious accommodation across three floors, the property features a comfortable and contemporary interior that exudes a welcoming ambiance throughout the living spaces. Don't miss the opportunity to make this exquisite property your home.

LOCATION

Norwich NR1 refers to a central area within the city of Norwich, located in the county of Norfolk, in the East of England. The NR1 postcode district covers a diverse range of neighborhoods, from the historic city center with its medieval architecture, including landmarks like Norwich Cathedral and Norwich Castle, to more modern residential and commercial areas. The district includes parts of Riverside, a popular area near the River Wensum, which is known for its vibrant leisure spots, such as shopping centers, restaurants, cinemas, and bars. Norwich NR1 also benefits from excellent transport links, including the Norwich railway station, making it a convenient location for both residents and visitors. The area reflects a blend of cultural heritage and contemporary living, with access to green spaces like Carrow Road, home to Norwich City Football Club, and a lively community atmosphere.



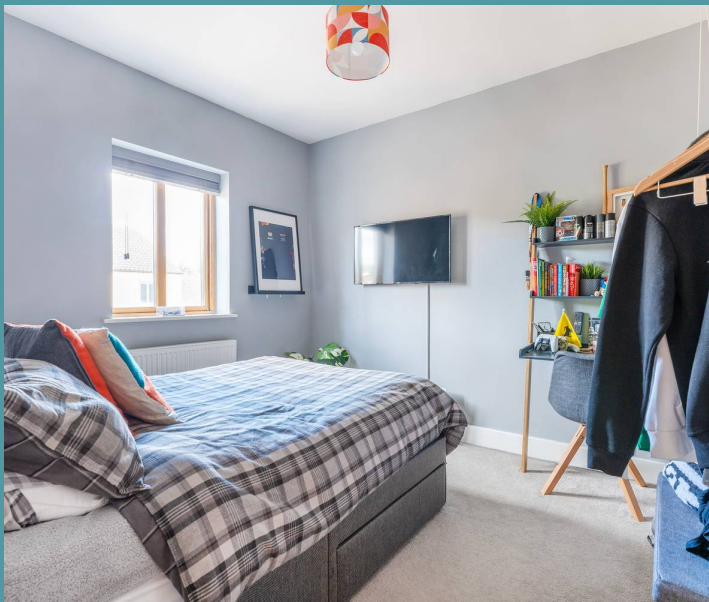


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The heart of this home lies in the open plan kitchen/breakfast room, ensuring effortless interaction when hosting occasions and everyday living. Equipped with high-quality fixtures and fittings to enhance your cooking experience. The adjacent sitting room is well-presented, filled with an abundance of natural light, creating a welcoming ambiance for relaxing and unwinding. Adding a touch of elegance, two glass Juliet balcony's grace the front and rear of the property.

Enhancing the practicality of daily living, the property includes a versatile study that can adapt to various needs, a convenient utility room, and a WC for added convenience. The second floor presents three well-appointed bedrooms, including an en-suite for added privacy, as well as a modern bathroom to cater to all residents' needs.



A highlight of this property is the maintained garden, fully enclosed for privacy and offering a serene outdoor retreat to unwind and enjoy the fresh air. At the front of the residence is a driveway providing off-road parking and a garage for secure parking or storage options. Situated down a private cul-de-sac, residents can relish the tranquility of the location while still being in close proximity to all local amenities for added convenience.



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AGENTS NOTES

We understand that this property is freehold.

Connected to mains water, electricity and drainage.

Heating system - Ground source heat pump.

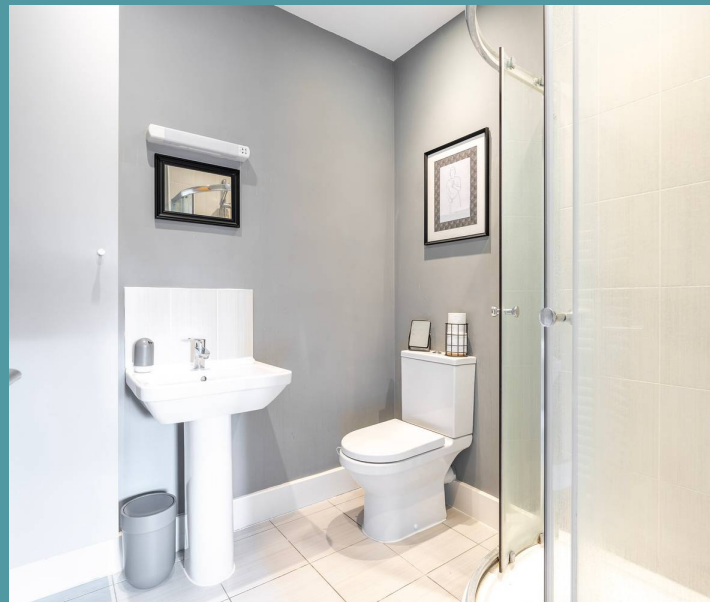
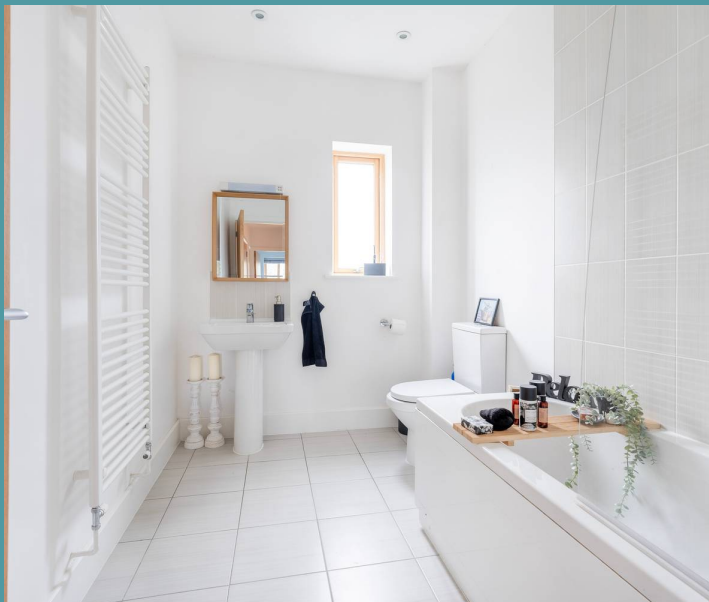
Triple glazed windows.

Maintenance fee - £250 per year.

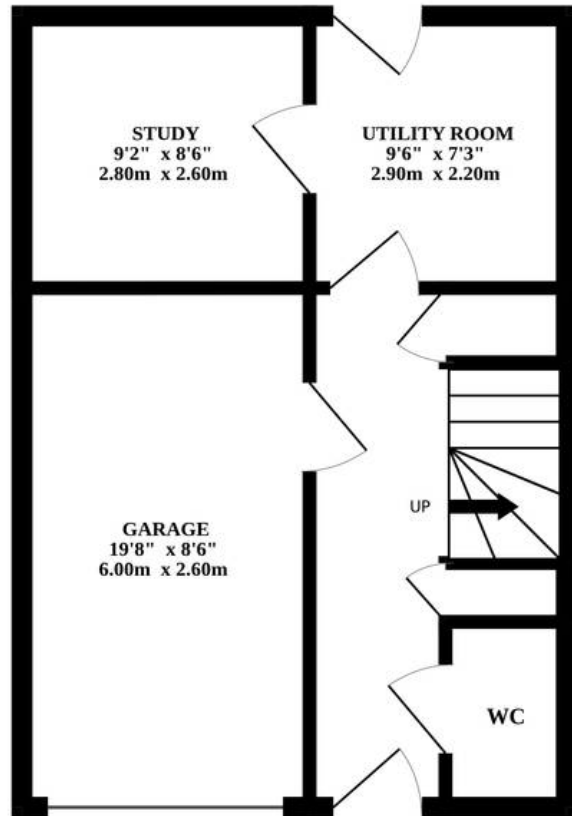
EV charger.

Council Tax Band: B

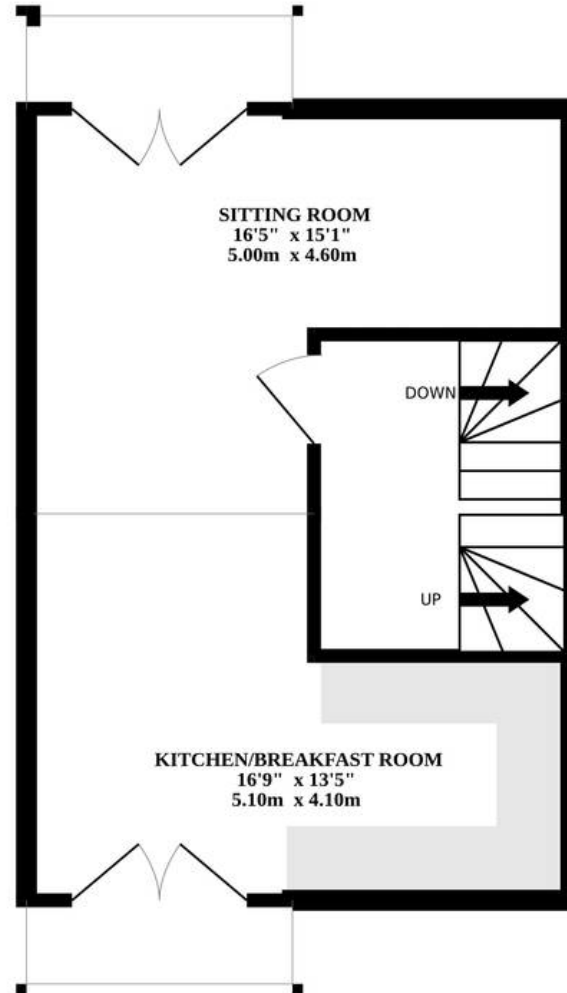
- TOWNHOUSE RESIDENCE - GERMAN DESIGN & BUILD
- SPACIOUS ACCOMMODATION ACROSS THREE FLOORS - COMFORTABLE AND CONTEMPORARY INTERIOR
- LOW BILLS - ECONOMIC
- OPEN-PLAN KITCHEN/BREAKFAST ROOM - HIGH QUALITY FIXTURES AND FITTINGS
- COMFORTABLE SITTING ROOM - FILLED WITH AN ABUNDANCE OF NATURAL LIGHT
- TWO GLASS JULIET BALCONY'S AT THE FRONT & REAR
- VERSATILE STUDY, A UTILITY ROOM & A WC
- FOUR BEDROOMS, EN-SUITE & A BATHROOM
- MAINTAINED GARDEN - FULLY ENCLOSED FOR PRIVACY
- SITUATED DOWN A PRIVATE CUL-DE-SAC - CLOSE PROXIMITY TO LOCAL AMENITIES



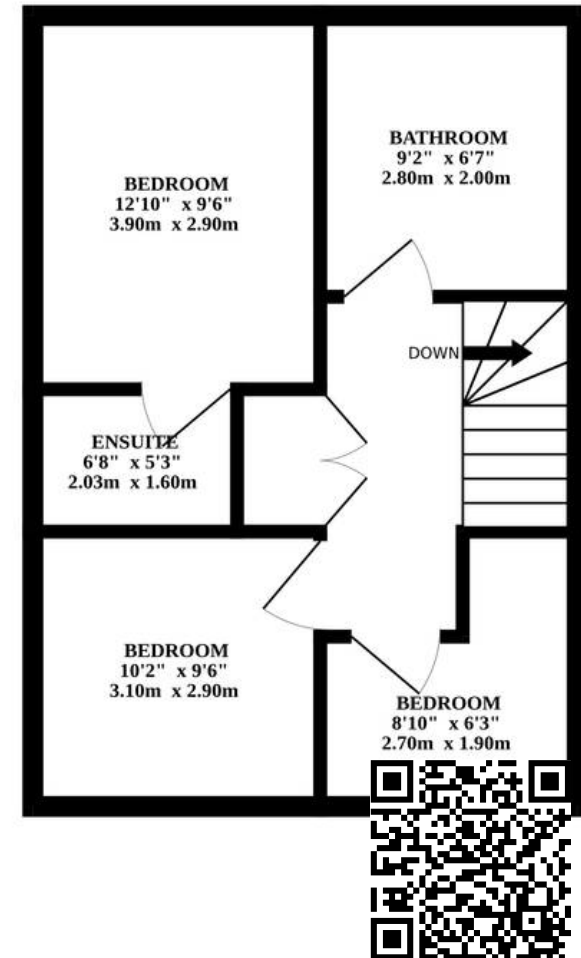
GROUND FLOOR



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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