



Bignold Road | NR3 2QY | Guide price £185,000

Offering great value for money in a convenient location, a spacious garden and the benefit of having a recently fitted kitchen, bathroom and boiler, mean this home really can offer a great opportunity for home buyers and investors alike. Move straight in and enjoy the convenient location for exploring Norwich and it's surroundings.

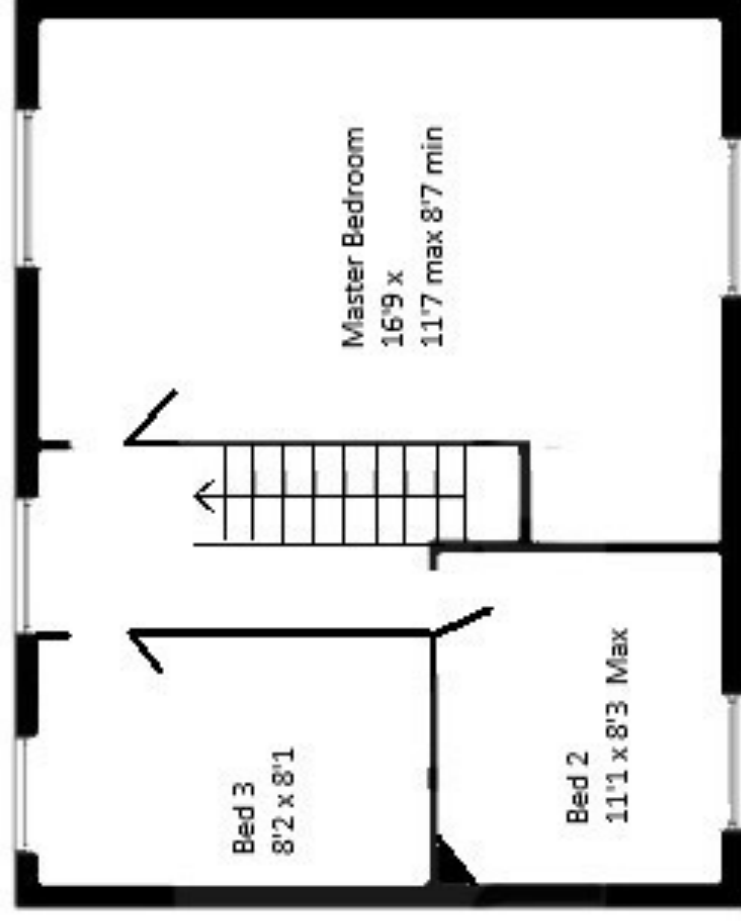
- EPC Rating: D
- Conservatory and Porch
- Large Shed with Power and Light
- Move straight in - Kitchen, Bathroom and New Boiler fitted Approx four years ago





Ground Floor

This floor plan is for illustrative purposes only.



First Floor

Spacious and functional living areas, a modern bathroom and kitchen and a larger than average garden, complimented by three bedrooms in a popular location just North of Norwich city centre bode for the perfect family home or investment.



Stepping through into the porch, we see what a handy area the porch has become for this family. storage and hooks for the families coats and shoes give that extra little bit of functional space you'll be grateful for. Leading on into the entrance hall, the downstairs accommodation flows nicely. To the left of the hall the Lounge diner is accessed and at over 16ft, this room offers ample space for a sofa and a dining table. A striking cast iron wood burner and tiled hearth make a beautiful focal piece in the centre of the room. Double doors lead out into the spacious conservatory which offers that extra space to relax and enjoy. The conservatory also links back to the kitchen, making dining al fresco a real pleasure in the summer months. The Kitchen is also accessed via the main hall, linking the whole downstairs accommodation together nicely. A Comprehensive range of fitted units and work surfaces, replaced around 4 years ago make this a kitchen you will enjoy cooking in. Space for a gas cooker, plumbing for dishwasher and washing machine, and a modern Built in fridge-freezer mean all your appliances have space to make the most of your kitchen.

The modern and fresh family bathroom also fitted approximately 4 years ago offers a bath with shower screen & shower over, hand wash basin, W.C and functional storage.

Upstairs, a spacious and bright landing leads to Three Bedrooms.

An impressive dual aspect master bedroom offers plenty of space to rest after a long day. The current owners have thoughtfully designed an open wardrobe and shelving area making the best use of the space available in the room. Guide Price £185,000—£190,000





Outside, the front garden is enclosed and offers a space to put your own stamp on.

To the rear, an impressive and spacious garden affords all the family a space to enjoy the afternoon sun. A large lawned area is complemented by a patio with space for dining table and chairs, there's also an outside tap for the keen gardener in you, and plenty of space in the large workshop / shed for all your storage needs. The workshop benefits from power and lighting and is currently separated into three handy areas.



The City of Norwich is certainly a fine city to live in. Norwich is a wonderful fusion of the modern and historic. Like any great city, its center is easy to walk around and has a river at its heart. As well as being the most complete medieval city in the UK, it has flourishing art, music and cultural scene, superb independent as well as High Street shopping, lively restaurants, bars and nightlife and a heritage that is a delight to explore. It was also England's first UNESCO City of Literature – this is a city of stories! It is the only English city in a National Park, the Norfolk Broads. With miles of coastline, Norfolk's beautiful beaches are also within easy reach. You'll also find Norwich International Airport within easy reach.



To view this property, please call us on 01603 952595 or pop into the office on 157 Aylsham Road, NR3 2AD.



Agents Note: We have not tested any apparatus, equipment, fixtures, fittings or services and therefore cannot verify that they are in working order or fit for their purpose. An inspection of the property is recommended. Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements. A wide-angle lens is used in our photos to capture the best view.