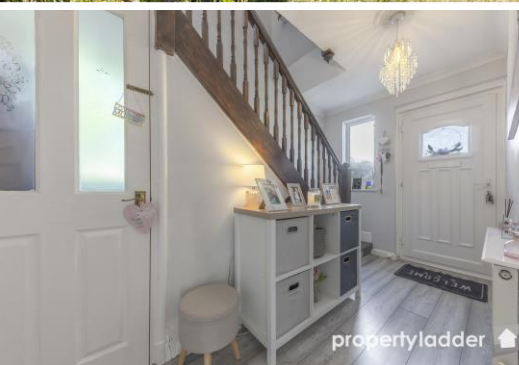


# propertyladder



## Collins Court, Norwich, NR3 3JE

A Three Bedroom Semi-Detached Home In NR3!

**ASKING PRICE £270,000** freehold



BRITISH  
PROPERTY  
AWARDS

2023 & 2024

★ ★ ★ ★ ★

**GOLD WINNER**

ESTATE AGENT  
IN NORWICH  
(NR10-16)



# CHARMING HOME WITH SCENIC GREEN VIEWS!

This well-presented semi-detached home is set back from the main road, enjoying a peaceful position with charming outlooks to the front over a large green! The property features an inviting entrance hall with a spacious under-stairs storage cupboard, leading through to a bright dining room that seamlessly opens into the living room, creating a versatile and sociable living space. The dining room benefits from double doors that open directly onto the rear garden, perfect for indoor-outdoor living. The ground floor further comprises a fitted kitchen and a lean-to utility room, offering additional practicality. Upstairs, there are three bedrooms accessed from the landing, with the master bedroom boasting a generous built-in wardrobe. A well-appointed family bathroom completes the first floor. Furthermore, the house offers excellent storage with a large loft space.



“a generous rear garden that consists of well maintained lawn and a lower level patio area.”



## Overview

- SEMI DETACHED HOUSE
- THREE BEDROOMS OFF LANDING
- TWO RECEPTION ROOMS
- OUTLOOK OF GREEN TO FRONT
- SUN FILLED & ENCLOSED REAR GARDEN
- FITTED KITCHEN WITH 7 YEAR OLD BOILER
- FIRST FLOOR FAMILY BATHROOM
- LEAN TO UTILITY ROOM & LARGE LOFT SPACE





## Location

This delightful home is perfectly positioned in the ever-popular NR3 postcode, north of Norwich city centre. The area is renowned for its vibrant community and is within walking distance of both primary and secondary schools, including Angel Road Infant and Junior Schools, Mousehold Infant & Nursery School, and Jane Austen College.

Nature enthusiasts will appreciate the proximity to Waterloo Park, a beautiful 18-acre space featuring an Art Deco pavilion, extensive herbaceous borders, and recreational facilities. The park serves as a perfect spot for leisurely walks and outdoor activities.



## Outside

Outside, the property offers a generous rear garden that consists of well maintained lawn and a lower level patio area. There is an additional patio, seating area to the side of the house. There is on street parking, that is situated to the front of the green, on Angel Road.

GROUND FLOOR  
465 sq.ft. (43.2 sq.m.) approx.

1ST FLOOR  
415 sq.ft. (38.6 sq.m.) approx.



TOTAL FLOOR AREA : 880 sq.ft. (81.8 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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**FULL EPC AVAILABLE UPON REQUEST**

EPC TBC

**COUNCIL TAX BAND: B**

**LOCAL AUTHORITY: NORWICH CITY COUNCIL**

**SERVICES CONNECTED:** MAINS WATER, MAIN DRAINS,  
MAINS ELECTRICITY, GAS CENTRAL HEATING

## Selling your home?

If you are considering selling your home, please contact us for your no obligation free market appraisal.



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98 Crostwick Lane, Spixworth, NR10 3NQ



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