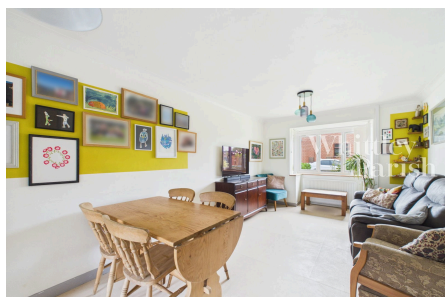


Exchange Road, Newton Flotman, Norwich, NR15 1PS

£300,000-£325,000

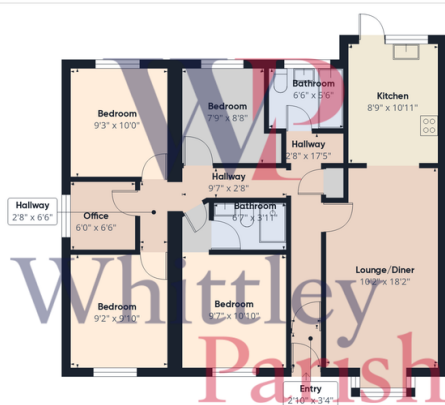
4 2 1



The property has been modernised and refurbished throughout. The improvements include a replacement kitchen, new windows and doors, and a replacement boiler. At the heart of the home is the impressive open-plan living, dining and kitchen area. Designed with both everyday life and entertaining in mind, this sociable space provides an excellent hub for the household. There are four bedrooms offering superb flexibility to adapt to individual needs. The principal bedroom benefits from its own ensuite shower room, while one of the additional bedrooms is currently utilised as a laundry room. This room could, of course, be returned to its original purpose as a bedroom, giving the property the potential to provide four genuine bedrooms depending on the requirements of the new owner.

Key Features

- Price Guide £300,000 to £325,000
- End of cul-de-sac position
- Large wrap around gardens
- Replacement kitchen
- New windows and doors
- Heating - gas ch
- Drainage - mains
- Freehold
- Council Tax Band - C
- EPC rating - C



Floor 0 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾
1035 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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