



25 Frere Road, Norwich - NR7 9UR

£290,000 Freehold

Guide Price £290,000 - £300,000. This beautifully updated home offers a flexible layout designed to suit a variety of lifestyles, with spacious living areas that are perfect for family living. The open-plan kitchen/diner serves as the heart of the home, offering an ideal space for both gatherings and entertaining. With four generously sized bedrooms and two reception rooms that can easily be adapted as a home office or study, the accommodation provides excellent versatility. The property also boasts two well-appointed bathrooms, a modern utility room, and a private, low-maintenance garden perfect for outdoor relaxation. Conveniently located off-road parking for three cars, this home merges of comfort and modern design.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

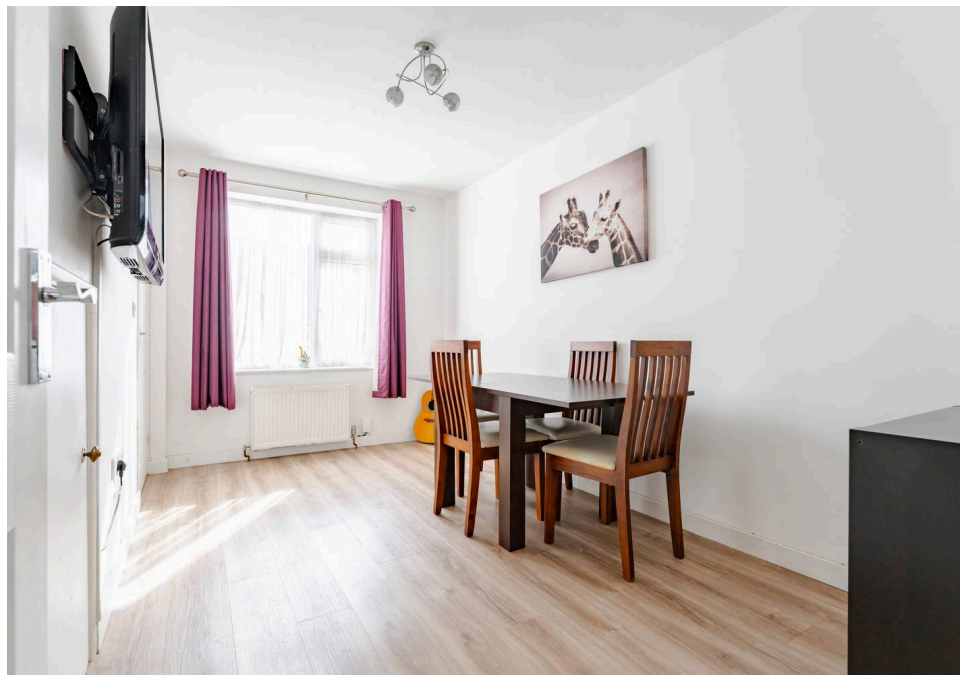
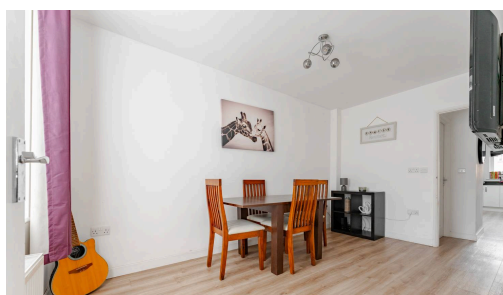
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The Location

Frere Road offers a prime position just moments from central Norwich. This property is ideally placed for both convenience and leisure, with a variety of amenities nearby, including top-rated schools, local shops, and supermarkets. The vibrant city centre, with its range of restaurants, cultural attractions, and historic



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For those who love the outdoors, the property is close to scenic riverside walks along the River Yare and the beautiful Norfolk Broads, perfect for boating or exploring nature. With excellent transport links, including easy access to the A47, this location mixes tranquillity with urban accessibility, making it a fantastic choice for families, professionals, or anyone seeking a well-connected lifestyle.

Frere Road

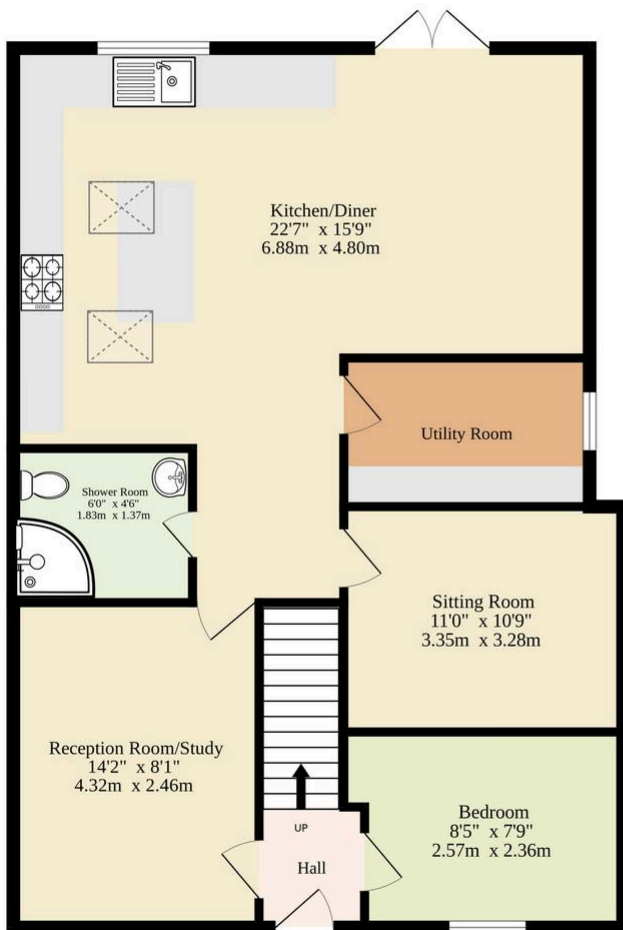
This impeccably modernised terraced home offers an exceptional opportunity for contemporary living in the highly desirable NR7 area. With its expansive living spaces and versatile layout, this property provides a perfect balance of family comfort and stylish design. Recently upgraded throughout, the home boasts a spacious open-plan kitchen/diner, a brand-new boiler, and newly installed windows, ensuring both convenience and energy efficiency.

The ground floor has been thoughtfully extended to create a bright, inviting space that seamlessly combines the living, dining, and kitchen areas. The heart of the home is the stunning kitchen, which has been beautifully designed with a large central island, integrated appliances and plenty of storage space.

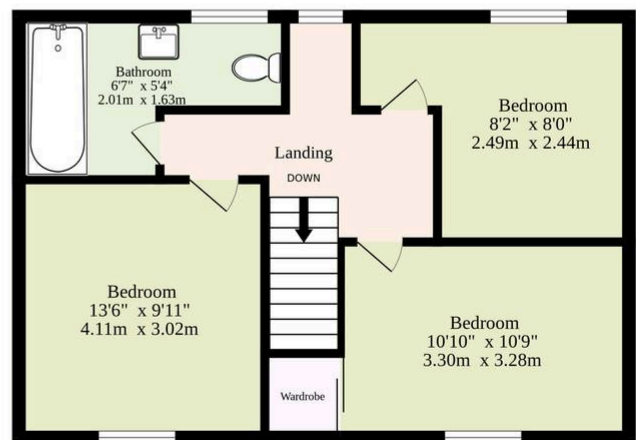
Natural light floods the area through Velux windows and patio doors, creating a perfect setting for entertaining or everyday family living. The adjoining utility room offers additional storage and practical features, including space for a washing machine and tumble dryer, as well as the brand-new gas combi boiler.



Ground Floor
730 sq.ft. (67.8 sq.m.) approx.



1st Floor
363 sq.ft. (33.7 sq.m.) approx.



TOTAL FLOOR AREA : 1093 sq.ft. (101.5 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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