



30 Borrowdale Drive, Norwich - NR1 4LY

£270,000 Freehold

Located in a sought-after area of Norwich, this well-presented three-bedroom semi-detached house is the perfect family home. It features a spacious open-plan lounge with a charming fireplace, a modern kitchen with fitted cupboards and a tiled backsplash, and a stylish family bathroom with a panelled bath and overhead shower attachment. The enclosed rear garden is laid to lawn and includes a covered patio area, while off-road parking is provided by the driveway and garage. With easy access to local amenities and excellent transport links to the city centre, this home offers both comfort and convenience.

Location

Borrowdale Drive is located in a sought-after area of Norwich, offering convenient access to the city centre while being tucked away in a peaceful residential setting. The area is well-connected, with excellent public transport links and easy access to major roads. Local amenities, including shops, cafes, and schools, are within walking distance, making it an ideal location for families and professionals alike. Nearby green spaces and riverside walks provide a refreshing escape from the hustle and bustle, with plenty to explore close by.

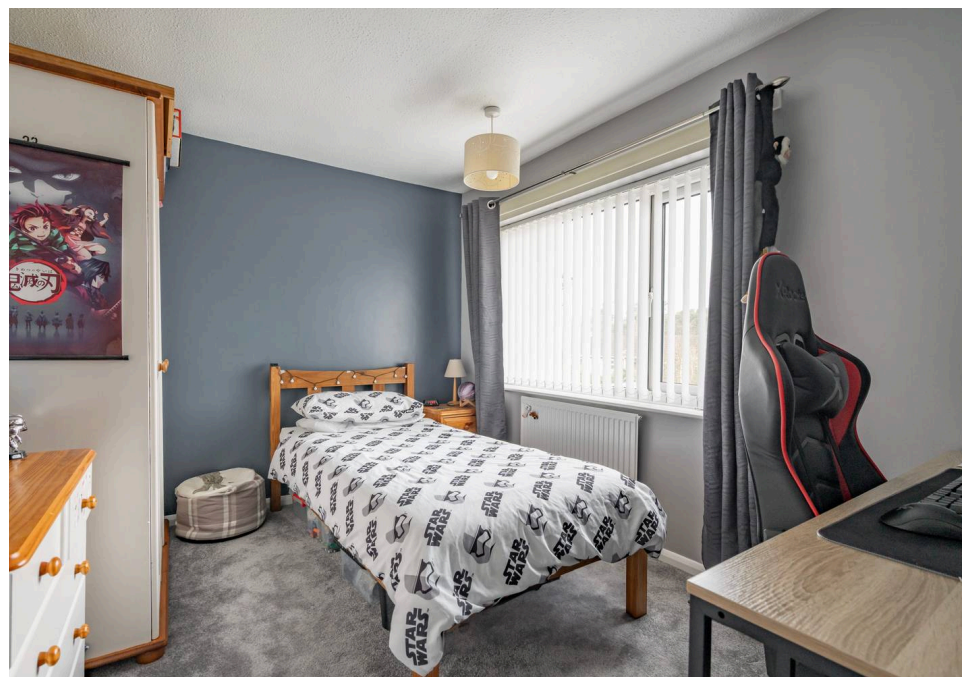
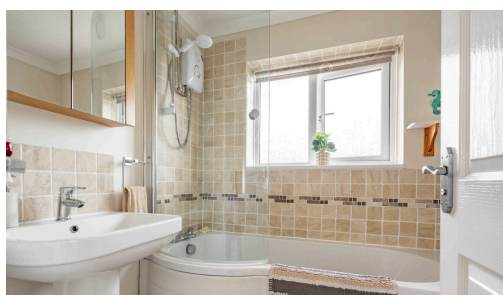


Agents notes

We understand that the property will be sold freehold, connected to mains services water, electricity, gas and drainage.

Heating system- Gas Central Heating

Council tax Band- B



Borrowdale Drive, Norwich

As you step through the entrance hall, you are greeted by a spacious and bright open-plan lounge and dining area, ideal for relaxation or entertaining guests.

The lounge boasts a charming fireplace, adding a touch of warmth and character to the space, while sliding doors lead to the outside, allowing natural light to enter the room.

Entering the kitchen, you'll find fitted cupboards and ample counter space, complemented by a tiled backsplash for easy maintenance. A door leads directly to the outside, providing convenient access to the garden.

Ascending the stairs, you will discover three inviting bedrooms, including two double bedrooms and a versatile single bedroom, perfect for use as a study, home office, or child's room.

The modern family bathroom is fully tiled and features a panelled bath with an overhead shower attachment.

Throughout the property, double glazing ensures energy efficiency and sound insulation, creating a comfortable living environment for all seasons.

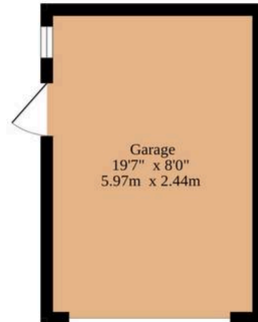
The property benefits from double glazing throughout, ensuring comfort and energy efficiency.

Outside, the enclosed rear garden is laid to lawn and includes a covered patio area with lighting, creating an inviting spot to enjoy the outdoors in all weather.

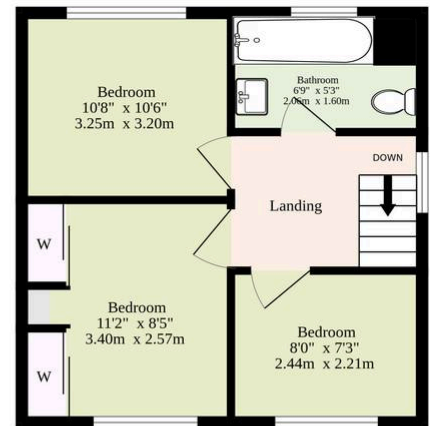
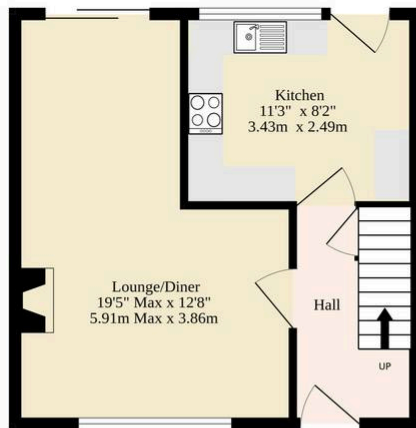
Off-road parking is effortlessly catered for with the driveway and garage, providing ample space for multiple vehicles.



Ground Floor
562 sq.ft. (52.2 sq.m.) approx.



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



Sqft Includes Garage

TOTAL FLOOR AREA : 925 sq.ft. (86.0 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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