

14 Blacksmiths Way, Norwich - NR6 7DT

£260,000 Freehold

Welcome to this spacious and modern three-bedroom end-of-terrace house, offering three double bedrooms, a stylish open-plan kitchen, a bright lounge, and a family bathroom with a newly installed shower. The property also features a convenient downstairs WC, an additional outside utility area with plumbing and electricity, and enclosed front and back gardens with period feature garden walls. Situated in a friendly neighbourhood, the property also benefits from off-road parking provided by a garage.

Location

Blacksmiths Way is situated in a well-connected area of Norwich, offering easy access to the city centre and local amenities. The location benefits from a peaceful residential environment while being close to key transport links, including major roads and public transport options. It is also within reach of a variety of shops, schools, and leisure facilities, making it ideal for families and professionals alike. The nearby green spaces provide a refreshing escape, enhancing the overall appeal of this convenient and attractive area.

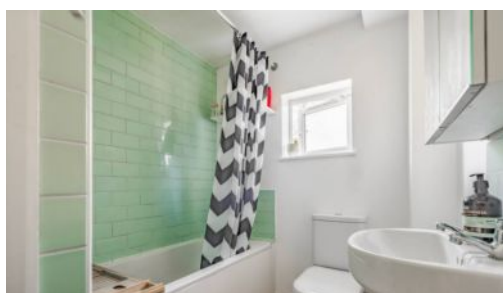
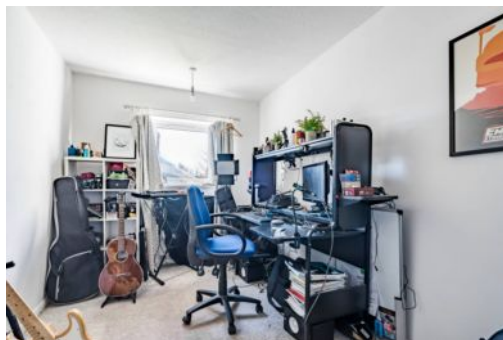


Agents notes

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- C



Blacksmiths Way, Norwich

As you step inside, you are greeted by a hallway leading to the convenient WC for guests' ease of access. The ground floor boasts a modern and stylish kitchen featuring sleek white gloss cupboards and wood effect counters, offering a view of the front garden.

The open-plan kitchen flows into the inviting living room, which benefits from plenty of natural light from the sliding doors leading to the outside. The living area also features a wall with built-in shelving, perfect for books and display items.

For additional storage and convenience, an outside utility area is equipped with plumbing and electricity, providing a useful space for laundry and extra storage.

Heading upstairs, you'll find three double bedrooms, one of which features a built-in wardrobe for added convenience.

The family bathroom boasts tiled backsplash tiles surrounding the bath and a recently installed new shower in 2024, providing modern convenience and style.

Additionally, the property benefits from double glazing throughout.

The outside space offers a private, south-facing enclosed rear garden with a paved area, perfect for outdoor seating or entertaining. The garden continues to the front, where it is enclosed and laid to lawn, providing a welcoming entrance to the property.

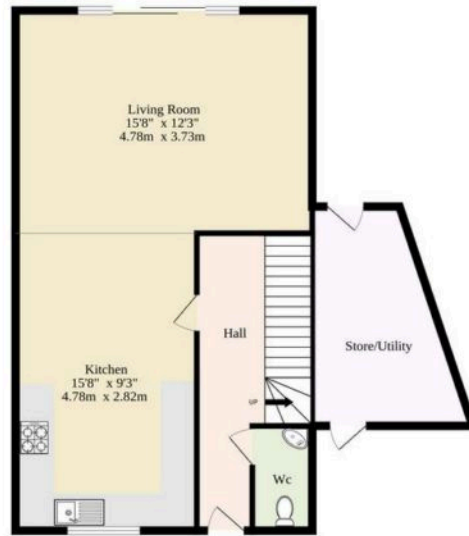
Off-road parking is conveniently provided by the garage, ensuring secure parking for your vehicles, with an additional parking space available on the street.



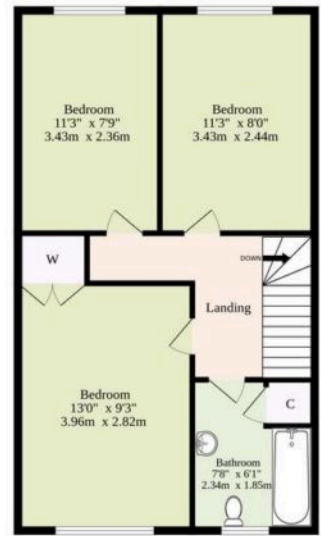
116 sq.ft. (10.8 sq.m.) approx.



Ground Floor
586 sq.ft. (54.2 sq.m.) approx.



1st Floor
418 sq.ft. (38.8 sq.m.) approx.



TOTAL FLOOR AREA : 1040 sq.ft. (96.6 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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