



9 Birkbeck Close, Norwich  
OIEO £240,000



# 9 Birkbeck Close

## Norwich

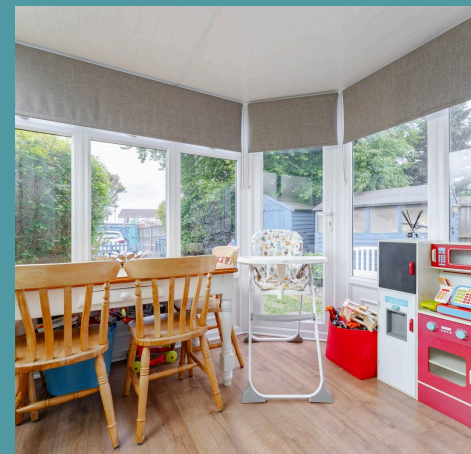
This beautifully presented three-bedroom semi-detached property offers a wonderful opportunity for families, first-time buyers, or those seeking a stylish home with convenient access to the city centre. Located in a desirable neighbourhood, this home features two generous reception rooms, a modern kitchen, and an enclosed south-facing garden, perfect for enjoying the outdoors.

### Location

Situated in the vibrant and sought-after NR1 area, this property offers the perfect balance of city living with easy access to everything Norwich has to offer. NR1 is known for its excellent transport links, making it ideal for those commuting to work or seeking the convenience of city life. Just a short distance from Norwich's bustling city centre, you'll find a wide range of amenities including shops, restaurants, cafés, and cultural attractions such as theatres and galleries.

The area is well-served by public transport, with regular bus and train services offering swift access to other parts of Norwich and beyond. For those who enjoy outdoor spaces, the property is close to several parks and green areas, perfect for relaxing or outdoor activities. The beautiful River Wensum also flows nearby, providing scenic views and opportunities for riverside walks or cycling.

Families will appreciate the nearby schools and recreational facilities, while the proximity to Norwich University of the Arts and Norwich University of Technology makes it a convenient location for students and academics. Whether you're looking to enjoy the vibrant local scene, explore the city's historic landmarks, or take advantage of nearby parks and green spaces, NR1 offers a fantastic location with everything on your doorstep.







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Upon entering through the porch, you'll find the modern kitchen straight ahead. This well-equipped space boasts contemporary units, integrated appliances, and ample counter space, making it ideal for cooking and meal preparation. It's a practical and stylish room that sets the tone for the rest of the home.

Beyond the kitchen, the property opens up into the spacious lounge, a comfortable area perfect for relaxing or entertaining guests. The lounge flows seamlessly into the conservatory, which is flooded with natural light, providing an additional space for enjoying the outdoors or setting up a dining area. The conservatory offers a sunny, bright environment throughout the day, ideal for year-round use.

Upstairs, the property features three well-proportioned bedrooms, each offering plenty of space for furniture and personalisation. The family bathroom is well-appointed, and the WC is conveniently located upstairs for added practicality.

Externally, the property benefits from an enclosed south-facing garden, perfect for enjoying the sunshine. The garden is low-maintenance, with a neat lawn and paved areas, ideal for outdoor dining or relaxation.

Located with easy access to the city centre, this home offers the convenience of urban living while retaining a sense of calm and privacy. Offered with **no onward chain**, this property presents a smooth and stress-free move for any prospective buyer.

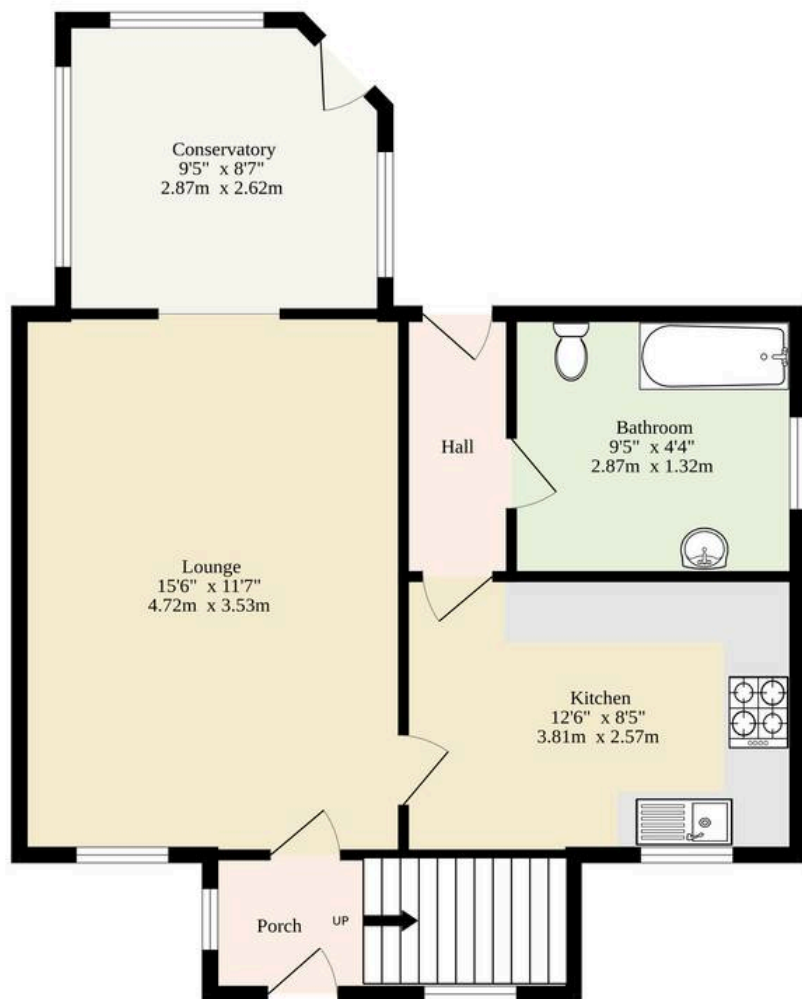
#### Agents Note

We understand the property will be sold freehold, connected to all mains services.

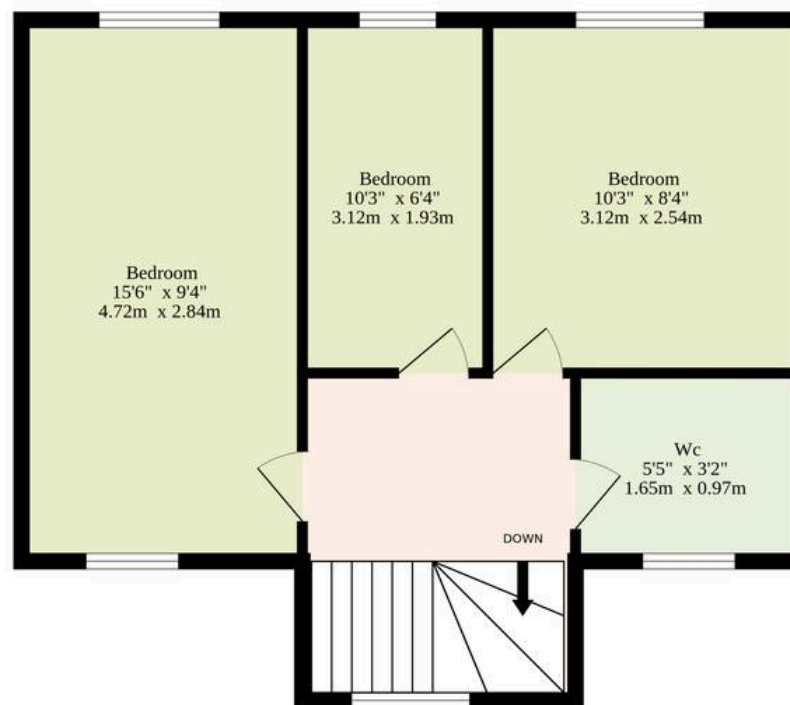




**Ground Floor**  
452 sq.ft. (42.0 sq.m.) approx.



**1st Floor**  
339 sq.ft. (31.5 sq.m.) approx.



**TOTAL FLOOR AREA : 791 sq.ft. (73.5 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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