

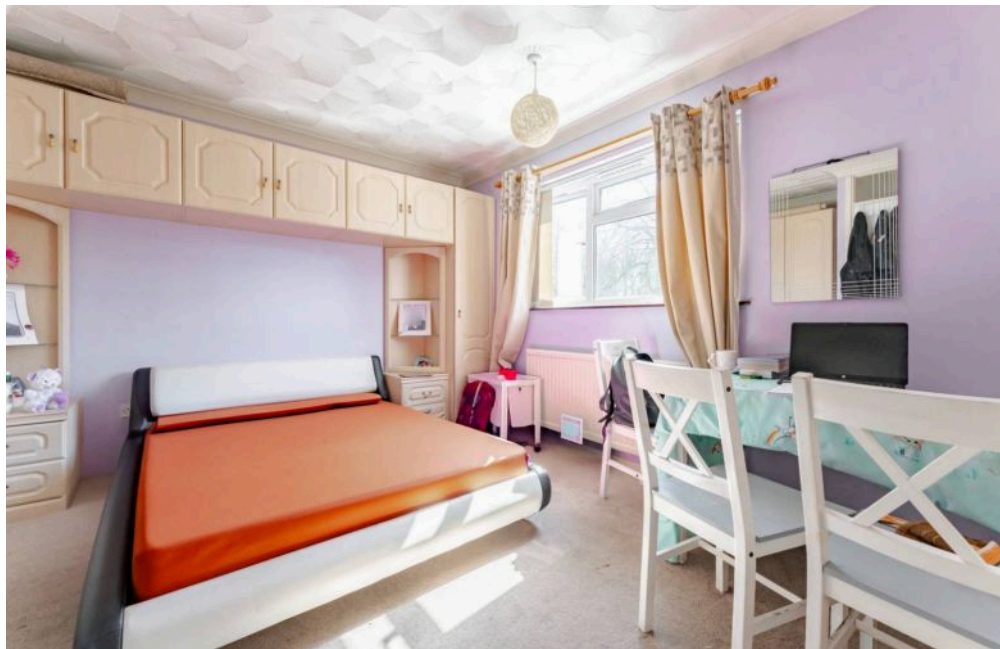
34 Wenman Court, Norwich - NR5 9LP

£325,000 Freehold

Introducing this well-maintained five-bedroom detached house, offering a great opportunity for families or investors. With no onward chain, the property features a fitted kitchen, spacious lounge/diner, conservatory, family shower room, and a convenient downstairs WC. Outside, the low-maintenance garden boasts a paved seating area, ideal for outdoor relaxation, while ample off-road parking is available on the driveway. Ideally located near the Norfolk and Norwich University Hospital and the University of East Anglia, this property is perfect for students, professionals, or those seeking a comfortable family home.

Location

Wenman Court is situated in the Bowthorpe area of Norwich, a well-established residential location offering a range of local amenities. The area benefits from convenient access to schools, shops, and healthcare facilities, as well as green spaces and walking routes. Bowthorpe is well connected to Norwich city centre, with regular public transport links and easy access to the A47, making it ideal for commuting. The Norfolk and Norwich University Hospital is within easy reach, and the area is also close to the University of East Anglia, making it a practical choice for students and professionals alike.



Agents notes

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

Heating system- Gas Central heating

Council Tax Band- C



Wenman Court, Norwich

Upon entering the property, you are greeted by a welcoming entrance hall, leading to a conveniently located downstairs WC for added convenience.

From here, step into the spacious lounge/diner, a versatile area with stylish wallpaper. French doors open into the conservatory, providing additional living space and featuring a door leading outside.

The modern kitchen is fitted with cupboards, wood-effect counters, and a tiled backsplash, with a door that opens to the outside. Completing the ground floor is a spacious bedroom, which includes a built-in cupboard that provides added flexibility.

Making your way upstairs, a cupboard on the landing offers practical storage solutions.

The first floor encompasses four well-appointed bedrooms, including two doubles and two single bedrooms with built-in wardrobes.

A family shower room with tiled walls, featuring a shower and an additional shower attachment, provides a functional and practical space.

Additionally, the property benefits from double glazing throughout.

Outside, the low-maintenance enclosed rear garden features a paved, covered seating area, perfect for outdoor dining and relaxation, along with a brick storage shed offering useful space for storing garden tools or equipment. A gate provides easy access to the front of the property.

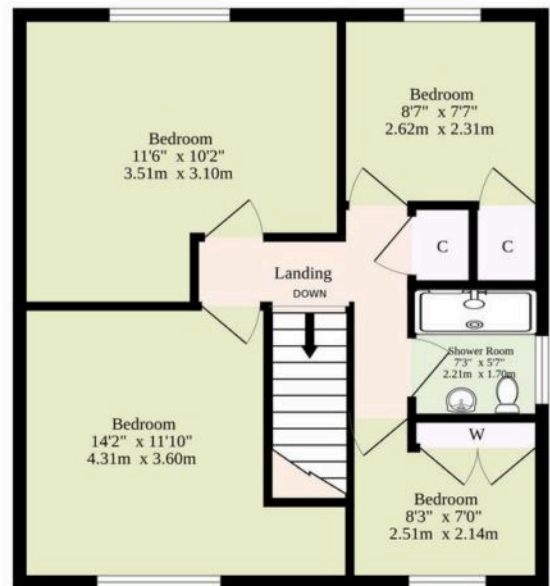
At the front of the property, a driveway provides ample off-road parking.



Ground Floor
769 sq.ft. (71.4 sq.m.) approx.



1st Floor
494 sq.ft. (45.9 sq.m.) approx.



TOTAL FLOOR AREA : 1263 sq.ft. (117.3 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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