



## 5 The Sidings, Norwich

£260,000 Freehold

Situated in a desirable residential area within walking distance to Norwich city centre, this well-presented two-bedroom mid-terrace house is offered with no onward chain, making it an excellent opportunity for first-time buyers or those looking for a straightforward move. Thoughtfully designed and built to a high standard with quality German craftsmanship, the home offers a bright and welcoming lounge, a well-appointed fitted kitchen with space for dining, and a convenient ground-floor cloakroom. Upstairs, you'll find two generous double bedrooms with built-in cupboards and a modern family bathroom. Outside, the property continues to impress with off-road parking and a south-facing, low-maintenance rear garden, creating a practical and comfortable home in a sought-after location.

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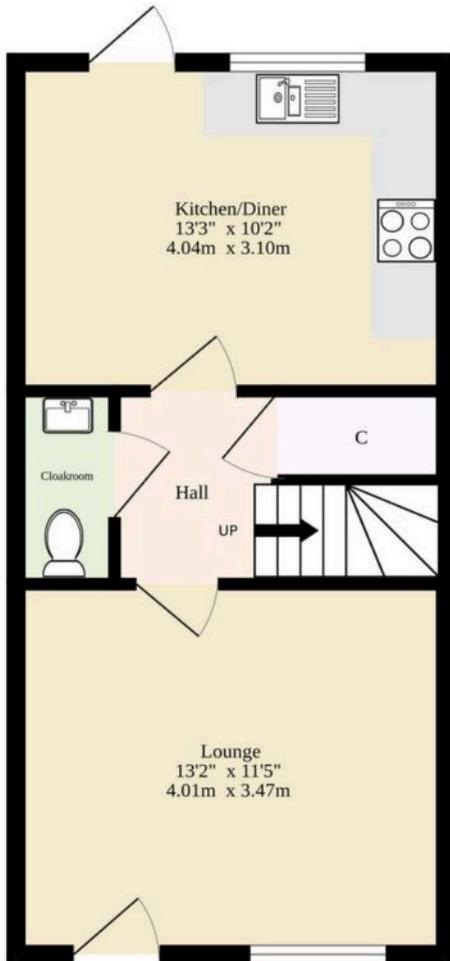
Upon entering through the welcoming bright lounge, you're immediately met with a light-filled space that offers a comfortable and inviting setting for everyday living. This generous room provides the perfect area to relax or entertain, with space for both seating and personal touches.

From here, you are guided through to a well-appointed hall featuring a convenient storage cupboard under the stairs. The ground floor also boasts a conveniently located cloakroom with tiled floors, catering to the need for practicality.

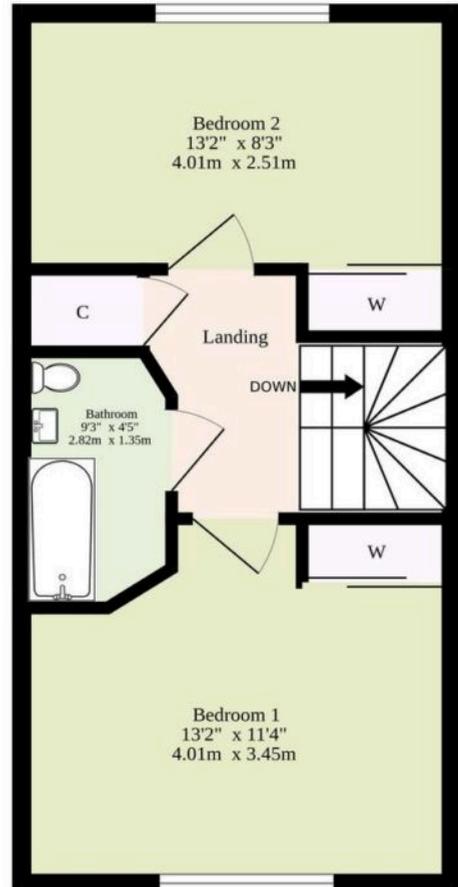
The heart of this home lies in the bright and spacious kitchen, which is well equipped with fitted cupboards, ample counter space, tiled floors, and enough room for dining. A door from the kitchen leads to the outside, allowing for seamless indoor-outdoor living and entertaining options, while the layout ensures a practical and welcoming space for everyday use.



Ground Floor  
327 sq.ft. (30.4 sq.m.) approx.



1st Floor  
333 sq.ft. (30.9 sq.m.) approx.



TOTAL FLOOR AREA : 743sq.ft. (69.0 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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