



Trett Phillips

1 Nobel Crescent, Wroxham

Offers Over £240,000

1 Nobel Crescent

Wroxham, Norwich

Charming 2-bed, non-standard timber construction, semi-detached home in Wroxham, Norfolk. Features two reception rooms, thoughtfully designed bathroom, off-road parking, garage, and spacious garden. Move-in ready and conveniently located near local amenities. Ideal for investors, small families, or downsizers.

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F





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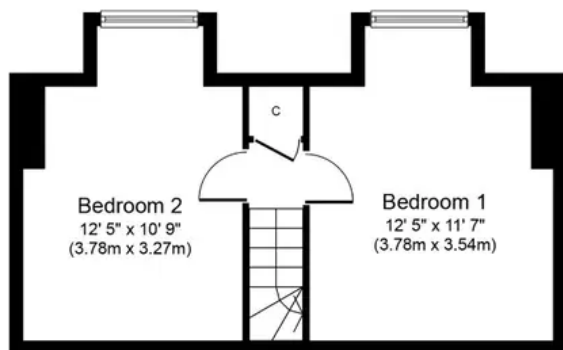
Nestled in Wroxham, Norfolk, Noble Crescent is well-maintained 2-bed semi-detached property that boasts more than just a home; it offers a lifestyle. The interiors feature two welcoming reception rooms, providing versatility for your living space. With a thoughtfully designed bathroom, off-road parking, and a convenient garage, practicality meets comfort seamlessly.

Step into the generously sized garden, an outdoor haven for relaxation or entertaining under Norfolk's open skies. The property is in good condition, ensuring a move-in-ready experience. Whether you're an investor, a small family, or someone looking to downsize, this residence ticks all the boxes.

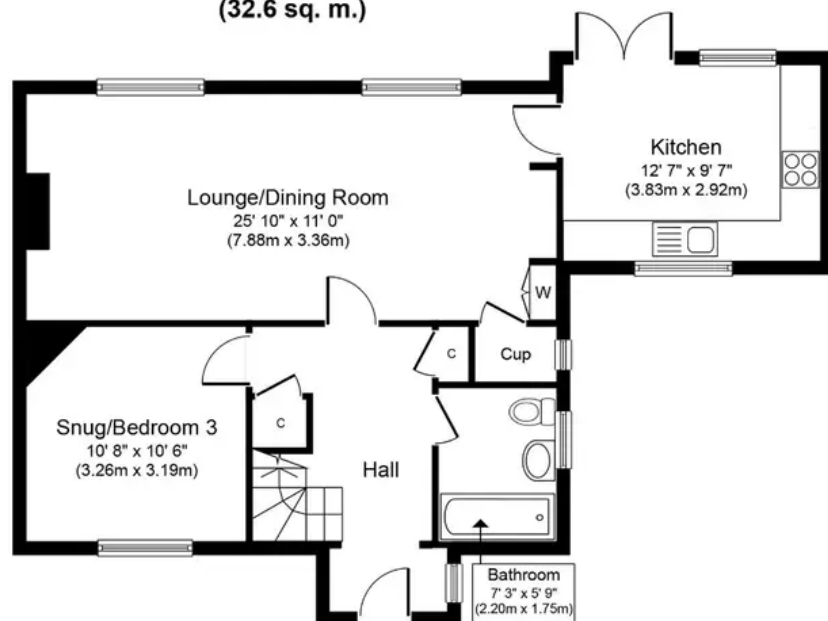
Located in Noble Crescent, enjoy the tranquillity of suburban living while being just moments away from local amenities. Don't miss the chance to make this property your own—your gateway to comfortable living in Wroxham awaits!

- WELL-TENDED GARDEN & INVITING EXTERIOR
- TWO COSY RECEPTION ROOMS WITH OPEN FIREPLACES
- TIMELESS WOODEN FLOORING
- KITCHEN OPENS TO A SPACIOUS
- INCLUDES GARAGE & OFF-ROAD PARKING
- EXPANSIVE GARDEN WITH SHEDS & A CHARMING WOODEN CABIN
- GUIDE PRICE £280,000-£300,000
- NON STANDARD TIMBER CONSTRUCTION

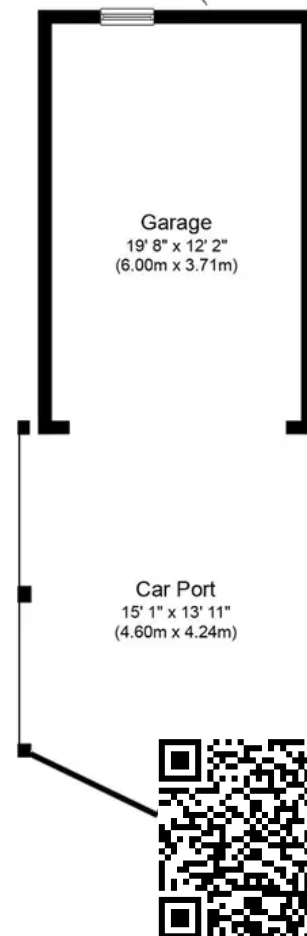
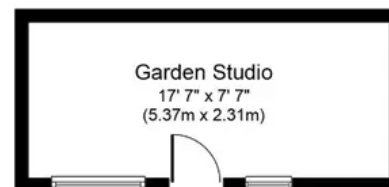




First Floor
Approximate Floor Area
351 sq. ft.
(32.6 sq. m.)



Ground Floor
Approximate Floor Area
706 sq. ft.
(65.6 sq. m.)



Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.