



80 Cannerby Lane, Norwich  
£300,000



# 80 Cannerby Lane

## Norwich

This inviting property features a spacious living room with plush carpeting and integrated stairs leading upstairs. The well-equipped kitchen flows seamlessly into a dining area and a relaxing conservatory. Two well-proportioned bedrooms and a bathroom reside on the ground floor, while a large, sky-lit bedroom awaits upstairs. Outside, a secure enclosed garden with ample off-road parking provides the perfect space for relaxation and entertaining.

### THE LOCATION

Nestled in the heart of Norwich, Cannerby Lane offers a convenient and vibrant residential setting, perfect for families and professionals alike. Enjoy easy access to a range of local amenities, including reputable schools, diverse shopping centers, and bustling entertainment venues, all within a stone's throw from the property. The neighbourhood exudes a welcoming community spirit, complemented by picturesque parks, tranquil green spaces, and charming cafes, ensuring a well-balanced lifestyle for residents. With excellent transport links connecting the area to the wider city and beyond, Cannerby Lane presents an ideal location for those seeking a well-connected and dynamic living experience in Norwich.





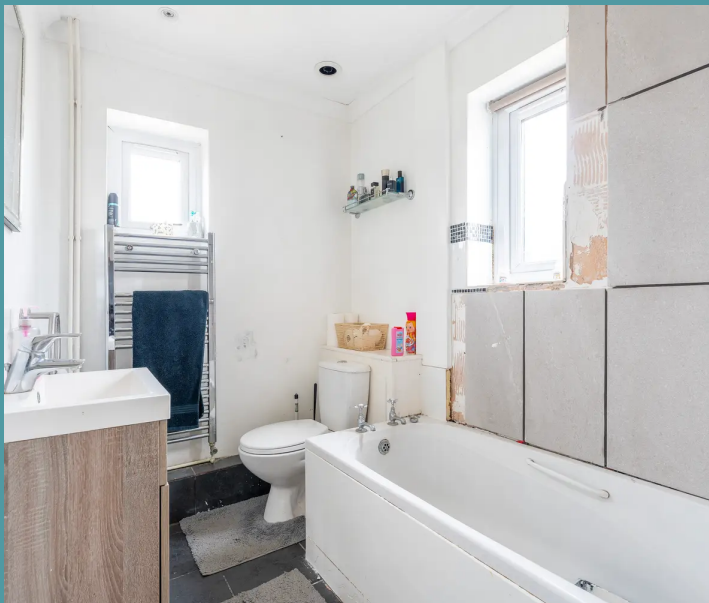
## 80 Cannerby Lane

Norwich

### THE PROPERTY

Upon entry, you are welcomed into a generous living room featuring soft carpeting underfoot, allowing for various furniture layouts and complemented by integrated stairs leading to the upper level. Seamlessly flowing into the well-appointed kitchen, boasting fitted units with ample cupboards for storage, dining arrangements and convenient access into the conservatory, creating a space for relaxation and entertainment.

The ground floor hosts two well-proportioned bedrooms, each providing an area for rest and relaxation, accompanied by a three-piece suite bathroom for added convenience. Ascend the stairs to the upper floor to discover an additional bedroom, generously sized to accommodate a large bed and boasting a skylight that fills the space with natural light.







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For those who appreciate the outdoors, the property features a large garden plot mainly laid to lawn, enclosed by fencing, offering a safe and secure environment ideal for families with children and pets to enjoy outdoor activities and gatherings. Conveniently, ample off-road parking is available for multiple cars, ensuring ease of access for residents and visitors alike.



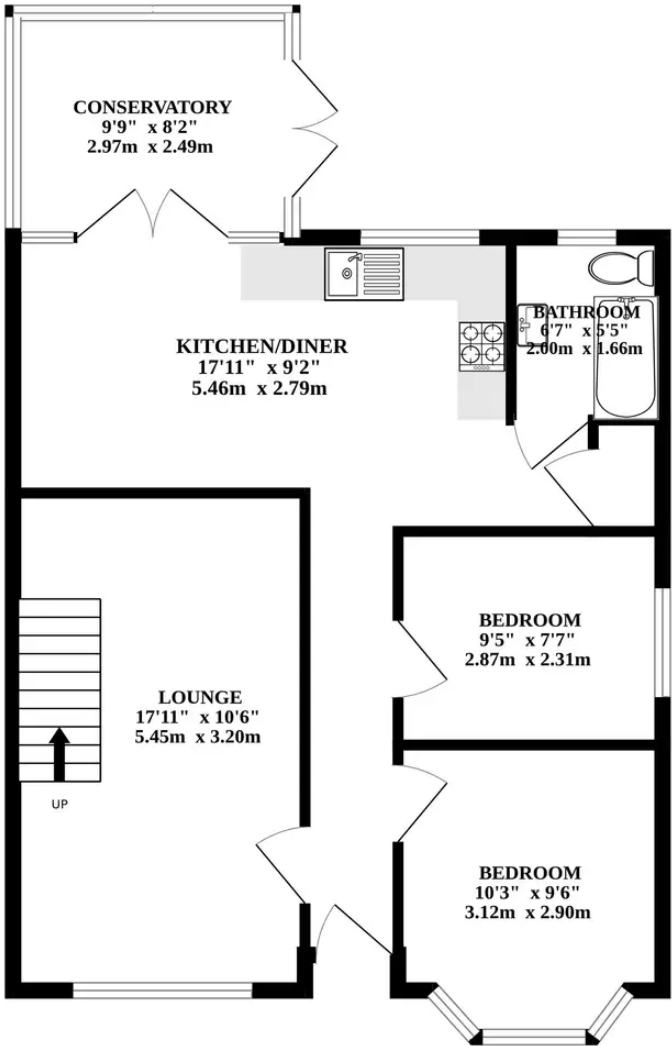
### AGENTS NOTE

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

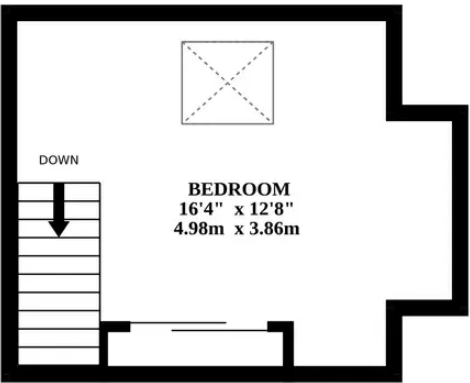
Council Tax Band - C



GROUND FLOOR



1ST FLOOR



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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