



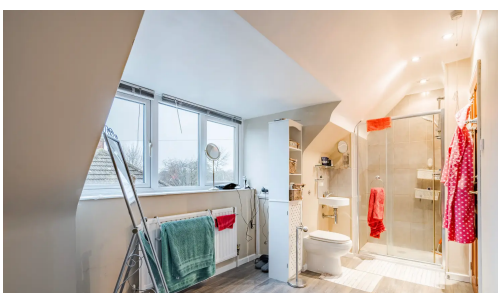
## 23 Broadhurst Road, Norwich

£475,000 Freehold

No onward chain! A spacious three bedroom, detached home on a highly desirable road within the NR4 postcode. Located close to a range of amenities & Marston Marshes nature reserve. Boasting a bright and welcoming feel throughout with a well-equipped kitchen, ground floor bedroom and bathroom, spacious lounge and a landscaped south-facing garden. Perfect for those looking for a peaceful setting whilst remaining close to local amenities and the city centre.



The popular postcode of NR4 is extremely sought-after for its range of amenities available such as a range of supermarkets, shops, pubs, parks, garden centres and a great catchment area for schooling. A stones throw away from the tranquil nature reserve, Marston Marshes. Marston Marshes offers wonderful woodland walks with five wildlife ponds, numerous dykes and home to many species such as water voles, otters and cattle to name a few. Only a short drive into the city centre and well connected to main routes such as the A140 and A146.



Upon entering the property, you will be greeted by a bright and welcoming hallway, providing access to all of the ground floor accommodation. The well-equipped kitchen is a standout feature, with open access into the dining room, creating a seamless flow for social gatherings and family meals. The spacious lounge provides an ideal space for relaxation, with ample natural light streaming in through the large windows.

On the ground floor, you will also find a versatile study/bedroom, ideal for those working from home or as an additional space for hobbies or a playroom if a third bedroom is not required. Additionally, there is a conveniently located bathroom, ensuring functionality and practicality for every-day living.

Moving upstairs, you will discover two double bedrooms, both adorned with built-in storage solutions, perfect for keeping your personal belongings organised. A further family bathroom is also located on this floor.

Outside, this property boasts a sizeable south-facing garden, providing plenty of space for outdoor activities and entertaining. A decking area adds an appealing feature, ideal for alfresco dining or simply enjoying the outdoor surroundings.

Conveniently situated close to amenities, this property offers ease of access to local shops, supermarkets, and leisure facilities. The NR4 postcode is highly desirable, known for its assortment of amenities, excellent schools and green spaces.

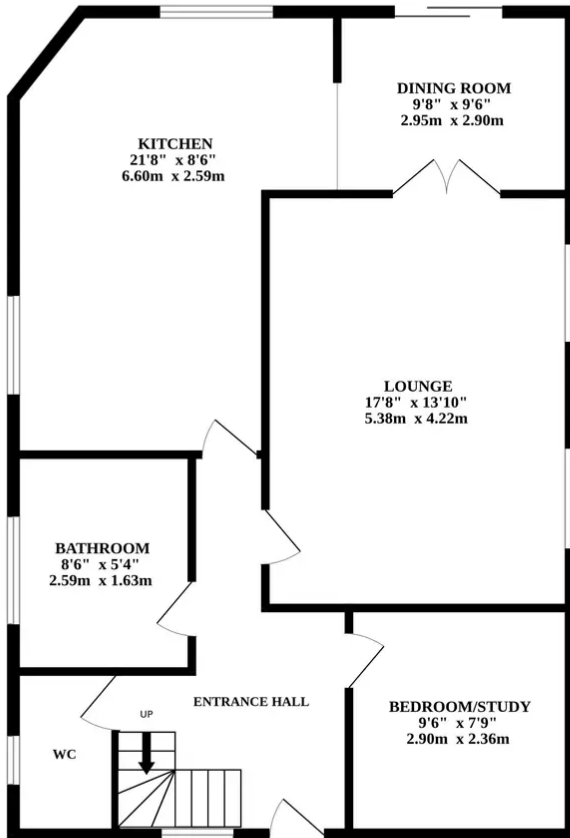
#### **AGENTS NOTE**

We understand the property will be sold freehold and connected o all mains services.

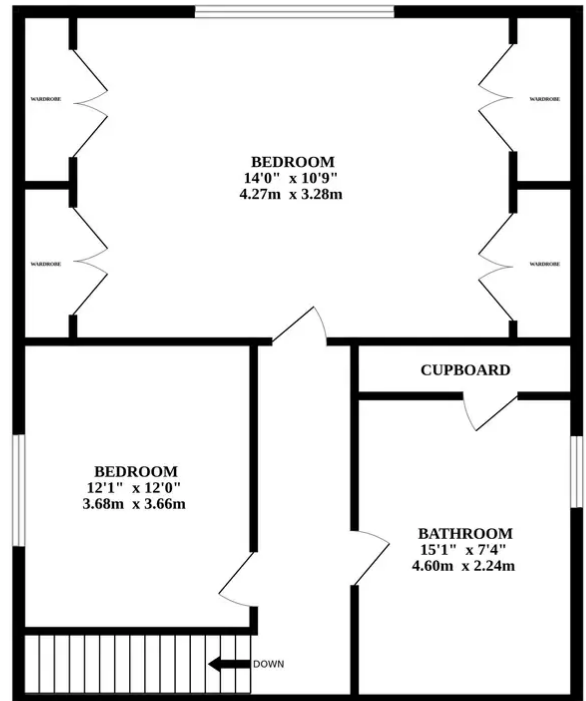
Council tax band - D.



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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