



**83 George Borrow Road, Norwich**

£400,000 Freehold



**websters.**



This beautifully appointed semi-detached family home presents a fantastic opportunity in a highly sought-after location. Boasting three bedrooms off the landing, a home office equipped with power and lighting, a modern family bathroom, separate cloakroom, kitchen and three light reception rooms, this property offers spacious and versatile living accommodation. The property also features off-street parking and a generous, well-presented rear garden, providing the perfect setting for outdoor leisure and entertainment.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E



- Beautifully Appointed Semi Detached Family Home
- Three Bedrooms Off Landing
- Home Office With Power And Lighting
- Modern Family Bathroom And Separate Cloakroom
- Three Light Reception Rooms
- Highly Sought After Location
- Off Street Parking
- Generous And Well Presented Rear Garden



**Entrance Hall**

Part obscure double glazed front door, engineered oak flooring, radiator, uPVC double glazed window to the front aspect, doors to lounge, family room and kitchen and carpeted stairs to the first floor.

**Family Room**

10' 10" x 11' 11" (3.31m x 3.63m)

Wood burning stove set to slate hearth, engineered oak flooring, box bay fronted uPVC double glazed window to the front aspect, coving and a radiator.

**Lounge**

11' 3" x 12' 0" (3.42m x 3.65m)

Engineered oak flooring and two radiators. Double glazed bi-folding doors leading to:

**Conservatory / Dining Room**

9' 11" x 11' 0" (3.02m x 3.35m)

Brick and uPVC double glazed construction, uPVC double glazed double doors to the rear garden, radiator and solid oak flooring.

**Kitchen**

11' 6" x 8' 11" (3.50m x 2.72m)

Comprising a range of wall and base units with laminate work tops, free standing electric cooker with gas hob and extractor hood over, space and plumbing for dish washer, inset ceramic sink with mixer tap and drainer, tiled splash back, under stairs storage, space for fridge - freezer, uPVC double glazed French double doors to rear garden, uPVC double glazed window to the side aspect, tiled flooring, radiator and coving.

**Landing**

Doors to all bedrooms, bathroom and cloakroom, loft hatch, uPVC double glazed window to the side aspect and floor laid to carpet.

**Bedroom One**

10' 9" x 11' 11" (3.28m x 3.63m)

Double bedroom with box bay fronted uPVC double glazed windows to the front aspect, feature fireplace with iron surround, floor laid to carpet and a radiator.

**Bedroom Two**

11' 6" x 11' 10" (3.51m x 3.60m)

Double bedroom with large fitted wardrobes, uPVC double glazed window to the rear aspect, floor laid to carpet, radiator and coving.

**Bedroom Three**

8' 10" x 8' 11" (2.68m x 2.71m)

UPVC double glazed window to the rear aspect, floor laid to carpet and a radiator.

**Bathroom**

5' 10" x 5' 7" (1.79m x 1.70m)

Modern suite comprising a P-shaped panel bath with rain shower over, tiled backing and glass screen, low set WC and hand wash basin set to vanity, frosted uPVC double glazed window to the side aspect, extractor fan heated towel rail, coving, extractor fan and lino flooring.

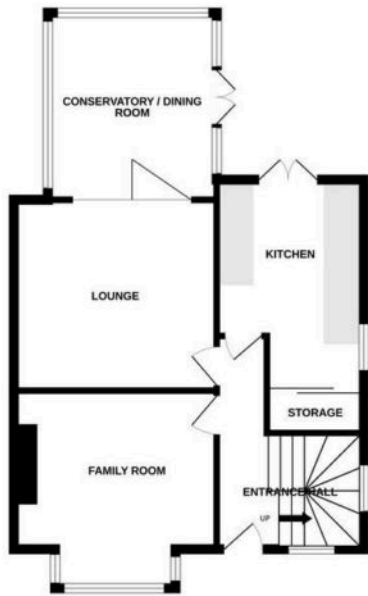
**Cloakroom**

Low set WC and and hand wash basin set to vanity with tiled splash back, obscure uPVC double glazed window to the front aspect, part tiled walls, heated towel rail, coving and laminate flooring.

**Home Office**

Beautifully appointed and set at the far end of the rear garden, power and lighting with floor, roof and wall insulation, wall mounted electric heater, double glazed casement window to the front aspect and double glazed French double doors into the rear garden.

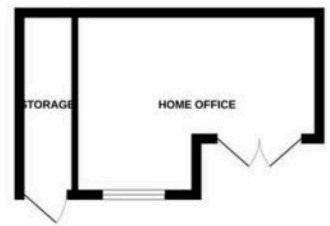
GROUND FLOOR



1ST FLOOR



HOME OFFICE



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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