



## 77 Sycamore Crescent, Norwich

£195,000 Freehold



websters.

This light and spacious semi-detached home is ideally situated in the highly sought after NR2 area of Norwich, only a short walk to the city centre, offering excellent access to local amenities and reputable schools. The property is presented with no onward chain, making it an attractive option for buyers seeking a straightforward move. Internally, the accommodation features a welcoming entrance hall leading to a generous open plan lounge and dining area, perfect for entertaining or relaxing with family. The kitchen is bright and spacious, providing ample storage and workspace. Upstairs, three well-proportioned bedrooms are accessed off the landing, ensuring privacy and comfort for all residents. The property also benefits from a contemporary bathroom and two separate cloakrooms, offering convenience for busy households. With its thoughtfully designed layout and substantial rear garden, this home is ideal for families or professionals looking to settle in a vibrant community.



- Light And Spacious Semi-Detached Home
- Three Bedoroms Off Landing
- No Onward Chain
- Large And Private Rear Garden
- Open Plan Lounge / Diner
- Light Kitchen
- Bathroom And Two Separate Cloakrooms
- Highly Sought After NR2 Location



**Entrance Hall**

Part obscure uPVC double glazed front door, floor laid to carpet, radiator and carpeted stairs to the first floor.

**Lounge / Diner**

19' 4" x 10' 11" (5.90m x 3.34m)

Open plan space with uPVC double glazed window to the front aspect, laminate flooring, two radiators, coving, uPVC double glazed French double doors to the rear garden, electric fireplace with stone hearth and wooden surround.

**Kitchen**

14' 2" x 8' 8" (4.31m x 2.68m)

Comprising a range of wall and base units with laminate work tops, free standing electric cooker, inset stainless steel sink with mixer tap and drainer, tiled flooring, two uPVC double glazed windows to the side and front aspects, pantry cupboard, radiator and tiled splash back,

**Rear Lobby**

Built in storage cupboard housing gas boiler, space for fridge - freezer, part double glazed uPVC door to the rear garden, tiled flooring and door to cloakroom.

**Cloakroom**

Low set WC, pedestal hand wash basin, tiled walls and flooring, under stairs storage space and an obscure uPVC double glazed window to the rear aspect.

**Landing**

Doors to three bedrooms, bathroom and cloakroom, floor laid to carpet, loft hatch and a uPVC double glazed window to the rear aspect.

**Bedroom One**

12' 5" x 14' 2" (3.79m x 4.31m)

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

**Bedroom Two**

13' 7" x 8' 2" (4.15m x 2.50m)

Double bedroom with a uPVC double glazed window to the front aspect, built in storage cupboard, floor laid to carpet and a radiator.

**Bedroom Three**

8' 4" x 9' 9" (2.53m x 2.98m)

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

**Bathroom**

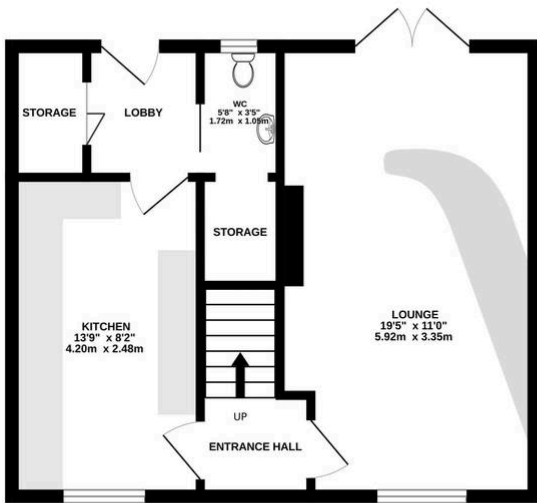
5' 6" x 4' 8" (1.67m x 1.41m)

Wet room style finish with wall mounted shower unit, pedestal hand wash basin, tiled walls, wet room style flooring, radiator, extractor fan and an obscure uPVC double glazed window to the rear aspect.

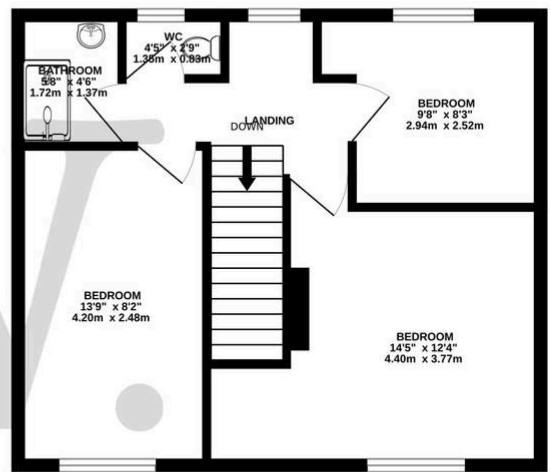
**Cloakroom**

Low set WC, laminate flooring and an obscure uPVC double glazed window to the rear aspect.

GROUND FLOOR  
434 sq.ft. (40.4 sq.m.) approx.



1ST FLOOR  
435 sq.ft. (40.4 sq.m.) approx.



TOTAL FLOOR AREA : 869 sq.ft. (80.8 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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