



House (EPC Rating:)

BILLING CLOSE NORWICH NR6 7EL

Per month

£1650

FEATURES

- FOUR BEDROOM DETACHED
- SPACIOUS KITCHEN/FAMILY ROOM
- MODERN THREE PIECE BATHROOM SUITE
- QUIET CUL-DE-SAC LOCATION
- 29FT LOUNGE DINER
- SOUTH FACING REAR GARDEN
- WALKING DISTANCE TO OUTSTANDING SCHOOL
- DRIVEWAY PARKING FOR 3 CARS



Ben Allman
Estate & Letting Agents

4 Bedroom House located in Norwich

28 Billing close

Located in a quiet and highly sought-after cul-de-sac, this impressive modern four-bedroom home offers generous and versatile accommodation, perfectly suited to family living. The property is ideally positioned close to a range of well-regarded local amenities and is within easy reach of highly rated schooling, including both Good and Outstanding Ofsted-rated schools, making it an excellent choice for families.

The property is beautifully presented throughout and offers a real sense of space from the moment you step inside. The heart of the home is the superb open-plan kitchen/family room, thoughtfully designed for modern living. It features an oven, gas hob, dishwasher and washing machine, along with space for a tumble dryer and tall fridge freezer. A stylish breakfast bar provides the perfect spot for casual dining, while double doors open directly onto the south-facing rear garden, filling the space with natural light and creating an excellent flow for indoor-outdoor living.

In addition, there is a substantial 29ft lounge/diner, ideal for both relaxing and entertaining, offering a flexible second reception space. A convenient downstairs WC completes the ground floor.

Upstairs, the property continues to impress with three well-proportioned double bedrooms, two of which benefit from fitted wardrobes, along with a further single bedroom which would make an ideal nursery, study or home office. The family bathroom comprises a modern three-piece suite with an overhead shower.

Externally, the home enjoys a private south-facing rear garden, perfect for outdoor dining and enjoying the sunshine throughout the day. To the front, there is driveway parking for 2–3 cars, together with a garage benefitting from power and lighting.

Further benefits include gas central heating and the overall modern finish, allowing the next owners to move straight in with minimal fuss. This is a superb home in a peaceful yet convenient location, ideal for families seeking space, comfort and practicality.



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Council Tax Band

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
92 plus A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC 

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

