



8 Bell Road | | Norwich | NR3 4RA

£270,000

****STUNNING NR3 TERRACE WITH A BEAUTIFUL EXTENDED KITCHEN/DINER**** Gilson Bailey are thrilled to present this stunning, extended two-bedroom mid-terrace home, ideally nestled in the highly sought-after NR3 area of Norwich. Boasting a light and airy lounge and a magnificent, extended kitchen/diner, perfect for entertaining family and friends, this home exudes both charm and functionality. The ground floor also features a convenient WC and a handy utility cupboard. Upstairs, you'll find two double bedrooms, with the master benefiting from a luxurious en-suite bathroom. Outside, the property offers a low-maintenance front garden and a generous, non-bisected rear garden, providing a fantastic space for outdoor enjoyment. With double glazing, gas heating, and immaculate presentation throughout, this home offers everything you need and more. Ideal for first-time buyers, this gem is sure to impress so don't delay, book your viewing today and experience the exceptional quality and space on offer!





While every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of walls, windows, doors and any other items are approximate and no responsibility is taken for any error or omission in this statement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Floorplans 12/2025

Location

Bell Road is within walking distance of the City Centre and is situated close by to many local amenities including schooling, popular shops, pubs, restaurants and supermarkets. There is ease of access to Norwich train station, Riverside complex, Mousehold Heath and the Norwich Ring Road.

Accommodation Comprises

Front door to:

Lounge 11'8" x 11'5"

Double glazed window, radiator, fireplace, built in speakers.

Kitchen/Diner 28'6" x 11'7"

Fitted wall and base units with worktops over, centre island, sink with tap over, large rangemaster cooker, integrated fridge/freezer and dishwasher, roof skylights, radiator, storage cupboard, utility cupboard with space for washing machine, doors to garden.

WC

Low level WC, hand wash basin, frosted double glazed window.

First Floor Landing

Doors to two bedrooms.

Bedroom One 11'8" x 11'6"

Double glazed window, radiator.

Bathroom 10'2" x 6'1"

Panelled bath with shower over, low level WC, hand wash basin, radiator, frosted double glazed window.

Bedroom Two 11'8" x 10'6"

Double glazed window, radiator, cast iron fireplace, storage cupboard.

Outside Front

Low maintenance paved garden enclosed by low level brick walling and iron gate.

Outside Rear

Non-bisected shingled and paved garden, mature plants and shrubs, enclosed by timber fencing with rear gate access.

Local Authority

Norwich City Council, Tax Band A.

Tenure

Freehold

Utilities

Full fibre broadband available.
Mains water and electric.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Local Authority

Norwich City Council, Tax Band A

Tenure

Freehold
Term XXXX
Years from XXXX.

Please note ground rent and service/maintenance charges will apply. For further information, please contact the office.

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This is provided as a guide to the property and an inspection of the property is recommended.

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