

# propertyladder



## Sandringham Road, Norwich, NR2 3RZ

A Handsom Three Bedroom Hall Entrance Terrace House!

**GUIDE PRICE £425,000** freehold



BRITISH  
PROPERTY  
AWARDS

2023 & 2024

★ ★ ★ ★ ★

**GOLD WINNER**

ESTATE AGENT  
IN NORWICH  
(NR10-16)



# PERIOD CHARM AND MODERN LIVING!

## A Handsome Home With Parking & Period Charm

Set in a popular residential location, this beautifully presented over-the-passage hall entrance terrace is a fine example of how period charm and modern living can come together in perfect harmony. From the moment you arrive, the property impresses with its attractive façade and warm, welcoming feel.

Step inside and you'll find spacious and stylish accommodation laid out over two floors, with a host of original features complemented by tasteful updates throughout. The ground floor offers two generous reception rooms, perfect for entertaining or relaxing, each filled with natural light and period details that add real character to the space.



“gated off-road parking to the rear-a real rarity in this area and a huge bonus for buyers.”



## Overview

- Hall Entrance - Over the Passage Terrace House
- Three Bedrooms
- Two Reception Rooms
- Ground Floor Bathroom & First Floor Shower Room
- Excellent NR2 Location
- Gated Off Street Parking
- Character Features
- Sandringham Road is not a Permit Parking area!
- Generous Sunny Rear Garden
- \*LAUNCH EVENT 10am Sat 26th April 2025\*





## Location

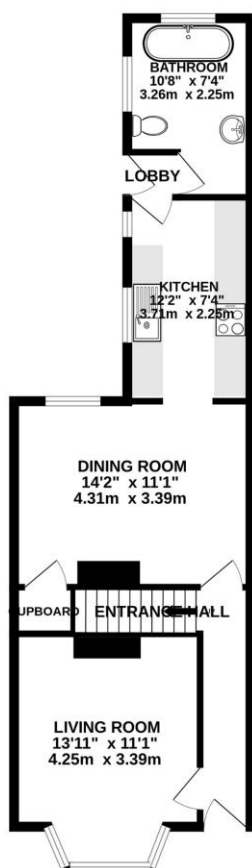
Sandringham Road is ideally positioned in the heart of Norwich's highly desirable Golden Triangle, offering a perfect blend of charm, community, and convenience. This vibrant neighbourhood is well-loved for its lively atmosphere and excellent amenities, with the city centre just a mile away. From boutique shops and local cafés to a wide range of dining and entertainment options, everything you need is right on your doorstep.



## Outside

The property truly continues to shine. The South facing private rear garden is fully enclosed and thoughtfully landscaped, offering a peaceful retreat and a fantastic space for alfresco dining or relaxing in the sun. Split into three defined areas, there is a lawned area and a paved area overhung by a beautiful pergola. Perhaps one of the most surprising and welcome features of this home is the gated off-road parking to the rear-a real rarity in this area and a huge bonus for buyers.

GROUND FLOOR  
532 sq.ft. (49.5 sq.m.) approx.



1ST FLOOR  
488 sq.ft. (45.4 sq.m.) approx.



TOTAL FLOOR AREA : 1021 sq.ft. (94.8 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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FULL EPC AVAILABLE UPON REQUEST

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX BAND: C

LOCAL AUTHORITY: NORWICH CITY COUNCIL

SERVICES CONNECTED: MAINS WATER, MAIN DRAINS, MAINS ELECTRICITY, GAS CENTRAL HEATING

## Selling your home?

If you are considering selling your home, please contact us for your no obligation free market appraisal.

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