

propertyladder



Angel Road, Norwich, NR3 3HX

Extended Four Bedroom Semi Detached House!

GUIDE PRICE £400,000 freehold



BRITISH
PROPERTY
AWARDS

2023 & 2024

★ ★ ★ ★ ★

GOLD WINNER

ESTATE AGENT
IN NORWICH
(NR10-16)

PARKSIDE CHARM MEETS CITY EASE!

Set in a prime position backing directly onto the much-loved Waterloo Park, this extended semi-detached home offers spacious, versatile accommodation with a fantastic balance of indoor and outdoor space. With the rare advantage of generous parking to the side-secured behind double gates-there's room for a motorhome, caravan, or even the potential to create a larger garden area if desired.

Internally, the property features a welcoming lounge/diner, a bright kitchen/breakfast room, a separate utility room, and a generous integral garage-all on the ground floor. Upstairs, four well-proportioned bedrooms are served by a handy first-floor WC, complementing the ground floor bathroom.

“The gardens are paved and low maintenance, but with the rolling greenery of Waterloo Park right behind, you're never far from nature”



Overview

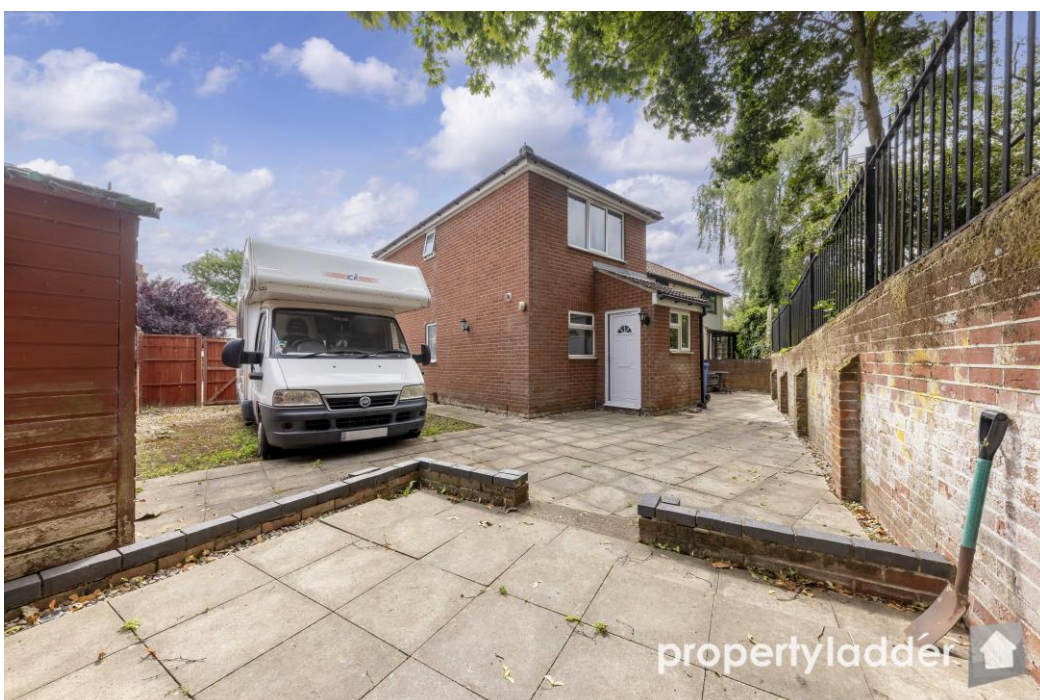
- Directly backing onto scenic Waterloo Park
- Gated parking space ideal for caravan or motorhome
- Lounge/diner with flexible open-plan feel
- Kitchen/breakfast room plus separate utility
- Four good-sized bedrooms across the first floor
- Ground floor bathroom and first floor WC
- Large integral garage with internal access
- Low-maintenance paved gardens





Location

NR3 is one of Norwich's most vibrant and sought-after postcodes, offering a fantastic blend of community spirit, green spaces, and urban convenience. Just north of the city centre, the area is known for its characterful streets, thriving independent shops, and easy access to everything Norwich has to offer.

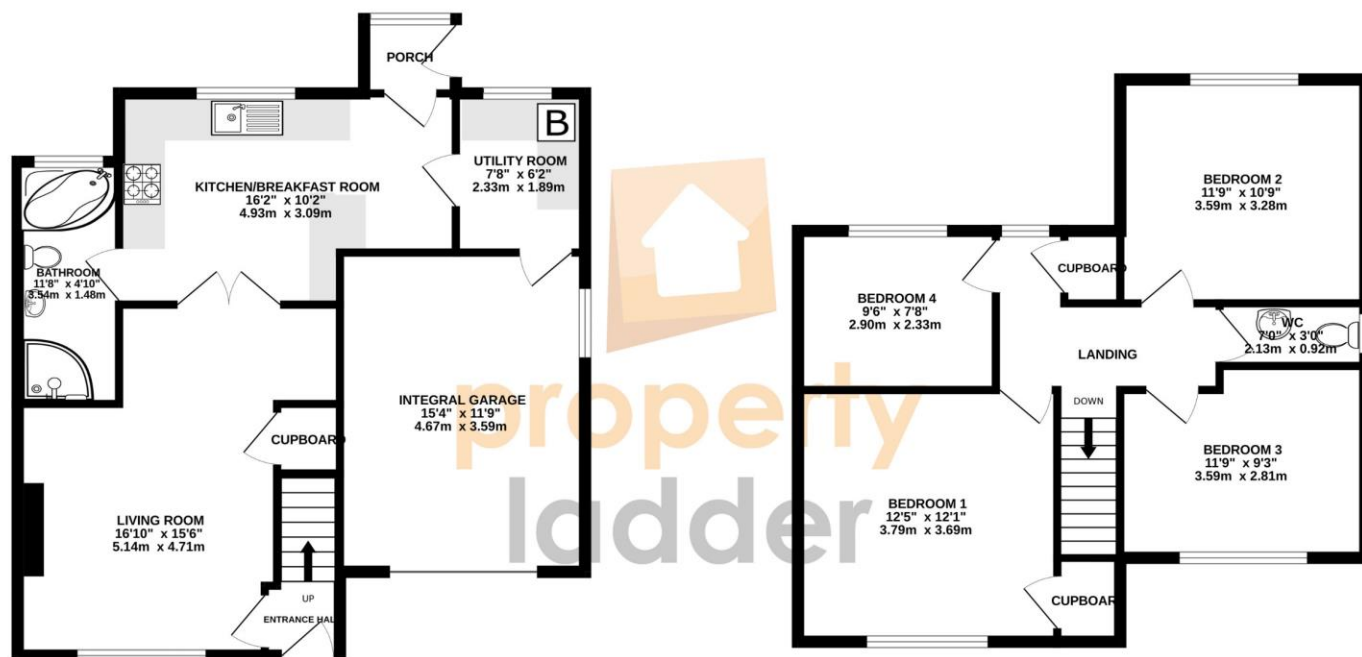


Outside

The gardens are paved and low maintenance, but with the rolling greenery of Waterloo Park right behind, you're never far from nature. This home offers a brilliant blend of city convenience, family space, and lifestyle opportunity.

GROUND FLOOR
684 sq.ft. (63.5 sq.m.) approx.

1ST FLOOR
576 sq.ft. (53.5 sq.m.) approx.



TOTAL FLOOR AREA : 1259 sq.ft. (117.0 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

EPC - TBC

COUNCIL TAX BAND: B

LOCAL AUTHORITY: NORWICH CITY COUNCIL

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

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



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