



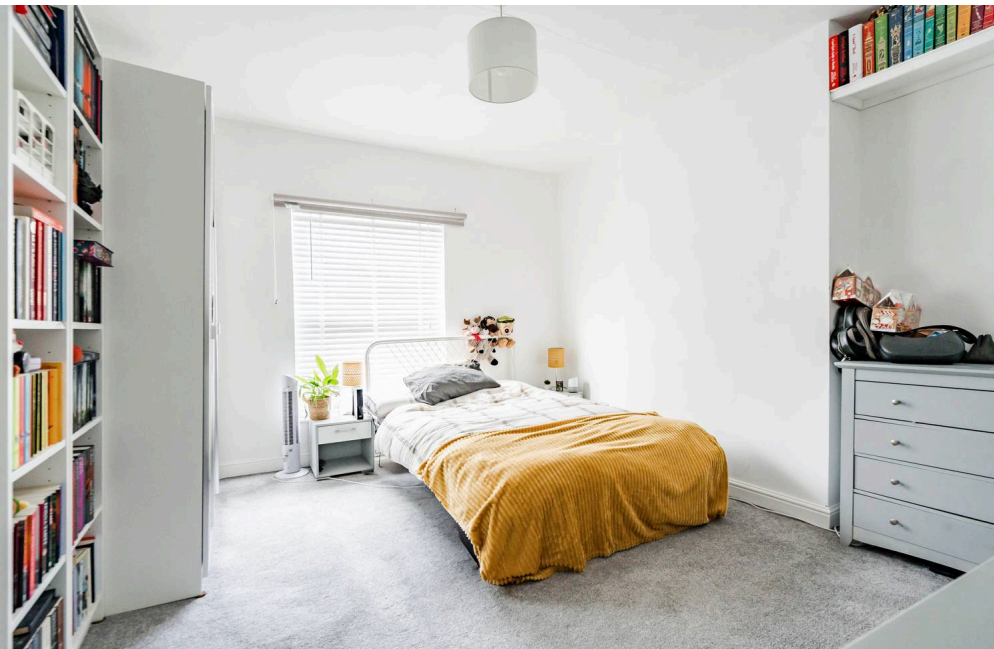
22 Angel Road, Norwich

OIRO £270,000 Freehold

Situated in a sought-after north city location, this modern and contemporary 4-bedroom mid-terraced house presents an ideal opportunity for growing families, first-time buyers, or astute investors looking to capitalise on a lucrative property venture. With its contemporary finishes and versatile layout, this residence encapsulates the essence of contemporary urban living and presents a prime opportunity to secure a home that meets the needs of today's modern lifestyle.

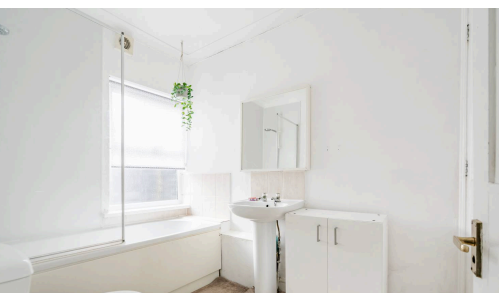
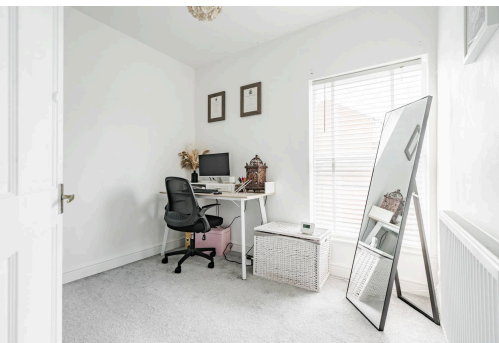
Location

Nestled in the heart of Norwich's vibrant NR3 district, Angel Road offers an enviable location that combines urban convenience with a welcoming community feel. This sought-after area is just a short distance from Norwich city centre, where you can explore a wealth of shopping, dining, and cultural attractions. Angel Road itself is well-connected, with excellent transport links, nearby bus routes, and easy access to the A47 and A11. Surrounded by charming parks like Waterloo Park and local amenities including schools, cafes, and independent shops, this location provides everything you need for modern living while retaining a peaceful, residential atmosphere.



Angel Road

Upon entering the property, the entrance hall leads seamlessly into the inviting lounge, adorned with a charming feature fireplace. A set of double doors then grants access to the adjoining dining room, which also conveniently links back to the hallway. Located at the rear of the home, the well-appointed kitchen is a focal point for meal prep and benefits from easy access to a practical utility room.



Additional under stair storage and a convenient ground floor WC further enhance the functionality of the living space.

Ascending the stairs to the first floor, four generously proportioned bedrooms await, providing ample accommodation for a growing family or visiting guests. A modern family bathroom serves the upper level, offering both comfort and convenience for residents.

The enclosed rear garden presents a peaceful space, brimming with potential for green-fingered enthusiasts or those seeking an outdoor sanctuary. Designed with low maintenance in mind, the outdoor space offers a private retreat for residents to enjoy throughout the seasons, with minimal upkeep required to maintain its pristine appearance.

Decorated in a neutral colour palette, the interior exudes a welcoming ambience and provides a versatile backdrop for new owners to infuse their personal style and preferences. The unique feature of an over passage adds a touch of character to the property, enhancing its overall charm and appeal.

Agents Notes

We understand this property will be sold freehold, connected to all main services.

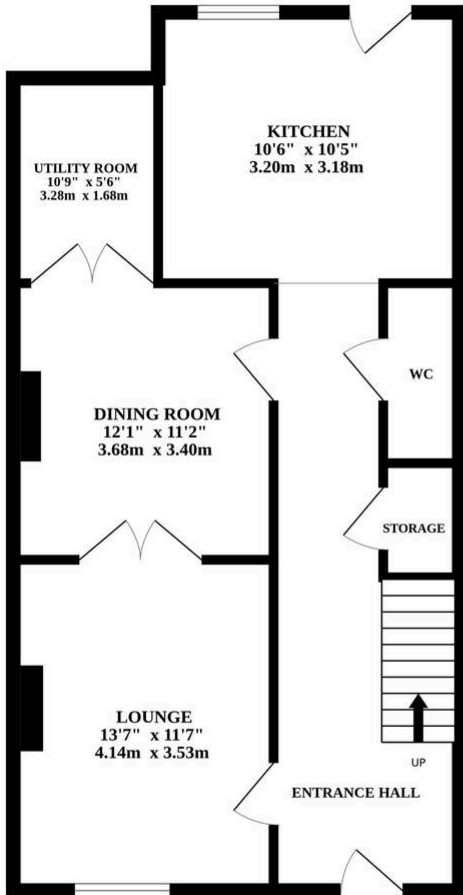
Council Tax band: B

Tenure: Freehold

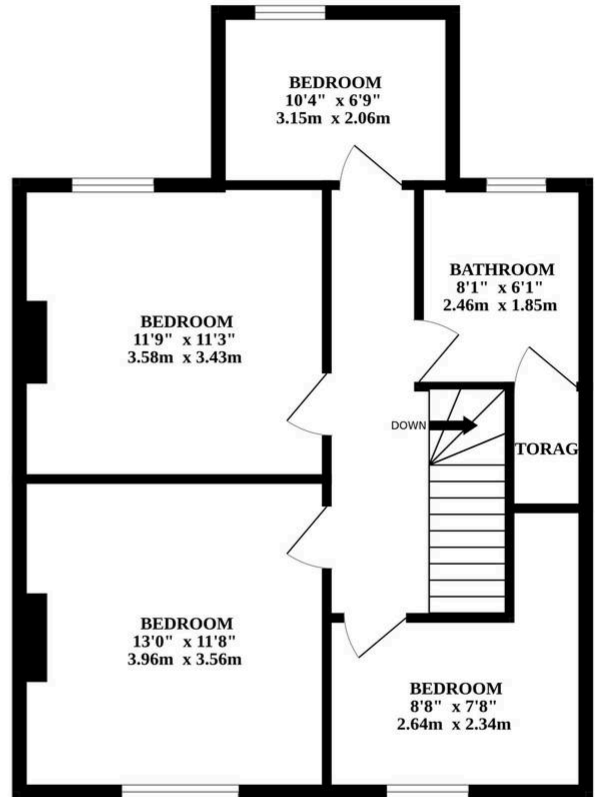
EPC Energy Efficiency Rating: D



GROUND FLOOR



1ST FLOOR



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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