



## 11 Alan Road, Norwich

£210,000 Freehold

Reflecting a continuous sense of understated, traditional appeal throughout, this terraced home in Norwich offers endless opportunities for personalisation. The character-filled sitting room and dining room, with their original brick walls and classic wooden doors, provide a timeless foundation for your ideal living space. The galley kitchen and ground-floor bathroom blend practicality with vintage charm, enhancing the home's potential. Upstairs, three bedrooms, including two spacious doubles, offer versatility for various living needs. The low-maintenance courtyard and on-street parking further add to the home's convenience, making it an ideal place to create a unique and tailored living environment.

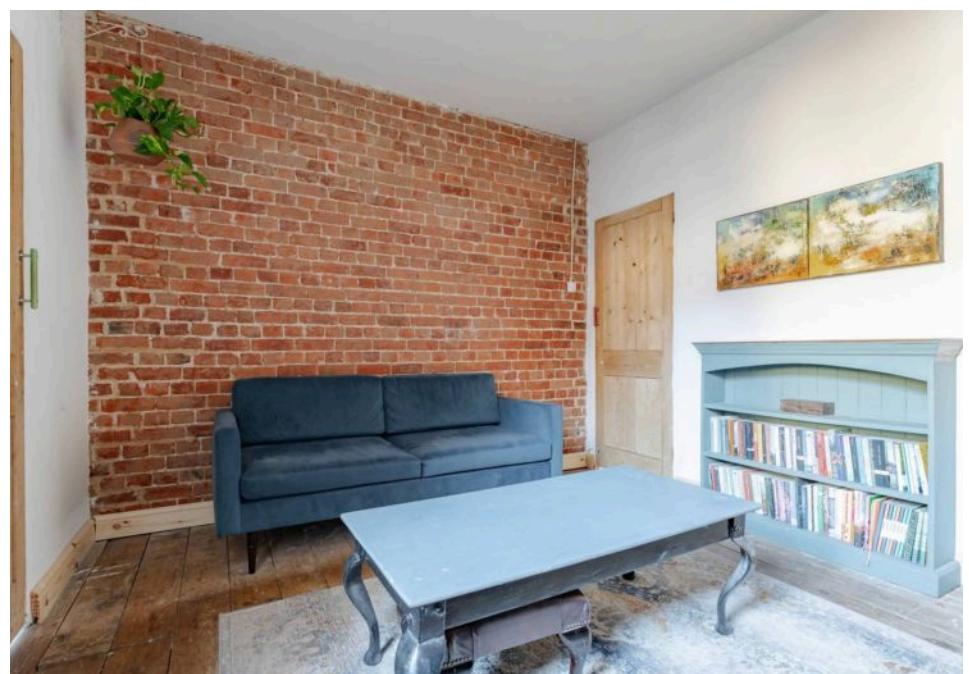
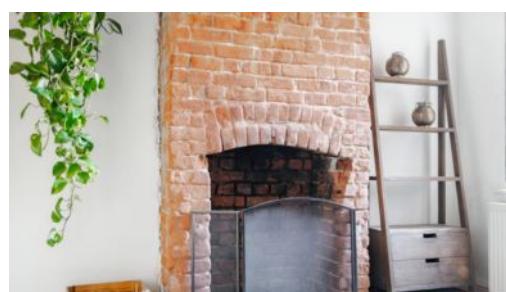
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## Location

Situated in the desirable NR1 area of Norwich, Alan Road offers an excellent blend of peaceful residential living with easy access to the city's vibrant amenities. Just a short distance from Norwich city centre, residents can enjoy an array of shops, restaurants, and cultural venues, including the renowned



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The property is well-connected with nearby transport links, making commuting a breeze. Local schools, parks, and recreational areas, such as the scenic Wensum Park, add to the area's appeal, making it an ideal choice for families and professionals. With its central location and strong community feel, this home provides both convenience and comfort.

## Alan Road

This traditional terraced home in Norwich is filled with untapped potential, brimming with character waiting to be showcased. The sitting room invites you to relax in its timeless atmosphere, enhanced by the dual brick-walled aspects that create a warm, welcoming environment. The open fireplace stands as a charming focal point, while the original floorboards provide a rustic feel, effortlessly adding to the home's traditional appeal. This is the perfect space to craft your personal style and make the most of the natural character throughout.

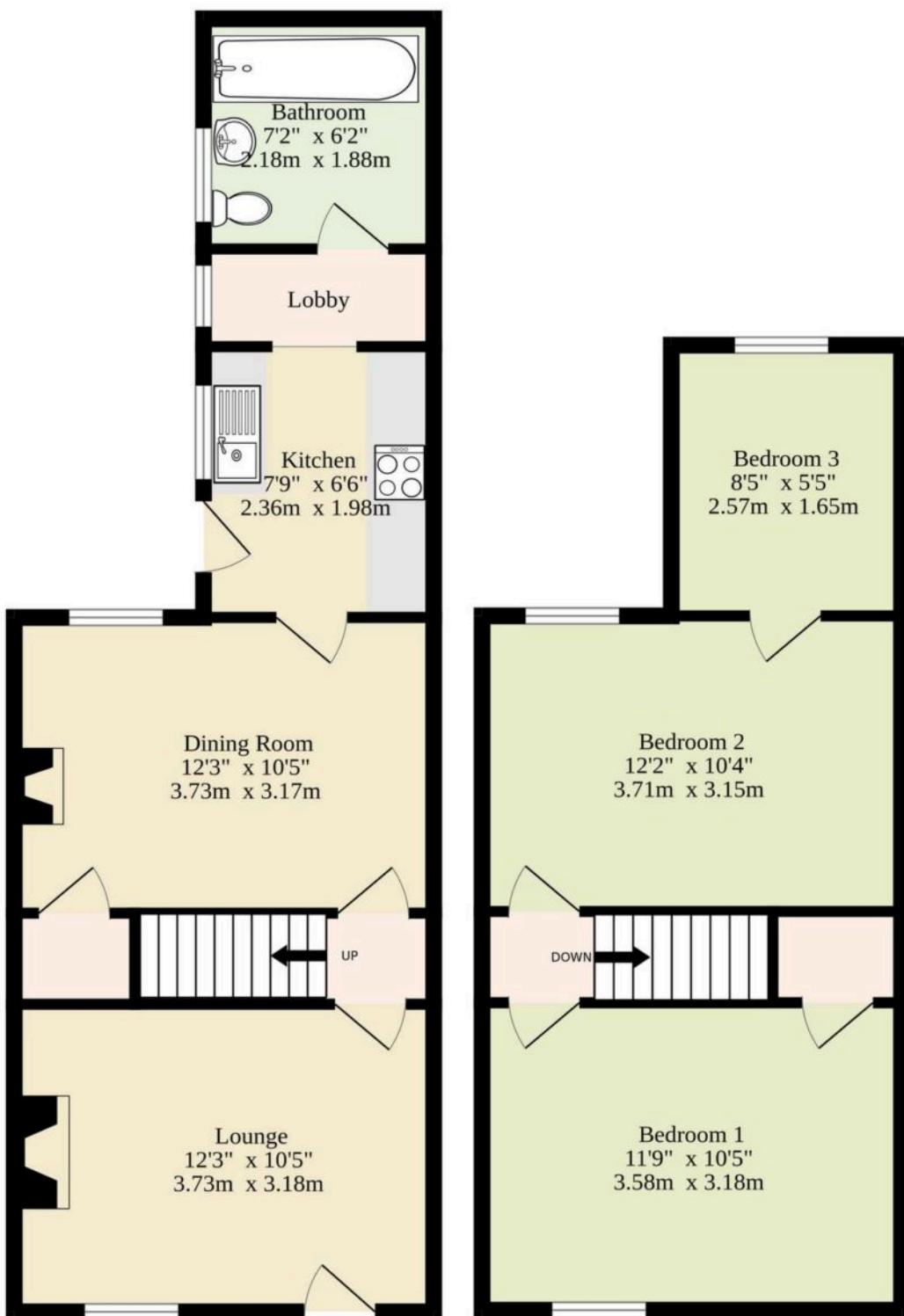
The dining room echoes the same aesthetic, offering a complementary space with a brick-walled chimney breast, a feature that brings both history and charm to the room. Classic wooden internal doors further accentuate the property's original features, lending an elegant touch to the interior. The flow between the sitting and dining rooms creates a cohesive atmosphere, ideal for both family living and entertaining guests.

The galley-style kitchen retains the functionality and simplicity typical of terraced homes, offering enough room for essential appliances. It leads into a convenient ground-floor bathroom featuring a three-piece suite with a unique



Ground Floor  
395 sq.ft. (36.7 sq.m.) approx.

1st Floor  
317 sq.ft. (29.5 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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