



197 Gertrude Road, Norwich - NR3 4SE

£220,000 Freehold

Beautifully positioned just off Silver Road, this bay-fronted three-bedroom mid-terrace house offers generous space and excellent convenience. The master bedroom includes built-in cupboards and a bay window, while the spacious lounge is centred around a characterful stone-surround fireplace. A fitted kitchen with dining area leads through to a bright conservatory, and a storage shed, with a fenced front garden offering added privacy. Within walking distance of local cafés, shops, and schools—and with easy access to the city centre on foot, by bike, or by public transport—this home is ideally suited to both professionals and families.

Location

Gertrude Road is located in New Catton, a well-established residential area just north of Norwich city centre. The area is known for its Victorian and Edwardian homes, tree-lined streets, and strong sense of community. The road sits just off Silver Road, placing it within walking distance of popular local amenities, including cafés, shops, and schools. Waterloo Park and the vibrant Magdalen Street are also nearby, offering green space and a variety of independent businesses. Its convenient location provides easy access to the city centre on foot, by bike, or by public transport, making it a sought-after area for both professionals and families.



Agents notes

We understand that the property will be sold freehold, connected to all mains services

Heating system- Gas Central Heating

Council Tax Band- B



Gertrude Road, Norwich

As you step through the front door, you enter the entrance hall, which leads into the bright and spacious lounge. The large bay window fills the room with natural light, enhancing its welcoming feel. A character stone-surround fireplace adds charm to the space, while an understairs cupboard offers convenient storage. Move through to the fitted kitchen and dining area, which offers plenty of room for family meals and hosting guests. The space provides ample potential for personalisation, with enough counter space and storage for everyday use.

A door leads to the conservatory, which is bright and airy, adding extra living space. French doors open out to the garden, connecting the indoor and outdoor areas.

Venture upstairs to discover three bedrooms, each offering a unique space for relaxation and rest. The master bedroom stands out with its built-in cupboards and bay window, creating a cosy space for unwinding after a long day. The smaller bedroom is versatile, suitable for use as a home office or a child's room, adapting easily to your family's needs.

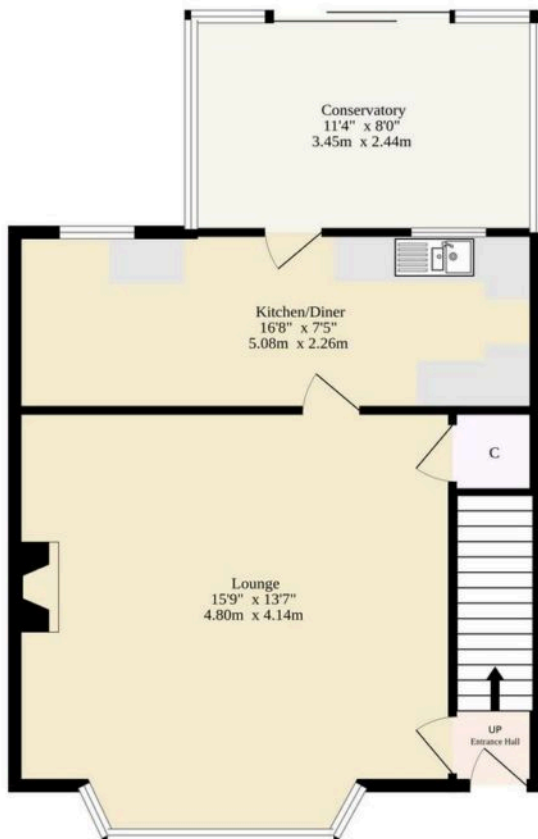
A well-appointed family bathroom with partially tiled walls completes the upper floor, adding a touch of luxury to everyday living.

Outside, the property features an enclosed rear garden with a paved seating area, greenhouse, and storage shed, providing a great space for outdoor dining or relaxing in the sun. There is also plenty of room for a vegetable garden, allowing you to grow your own produce. To the front, a fenced-in garden offers a private outdoor area for relaxation or play.

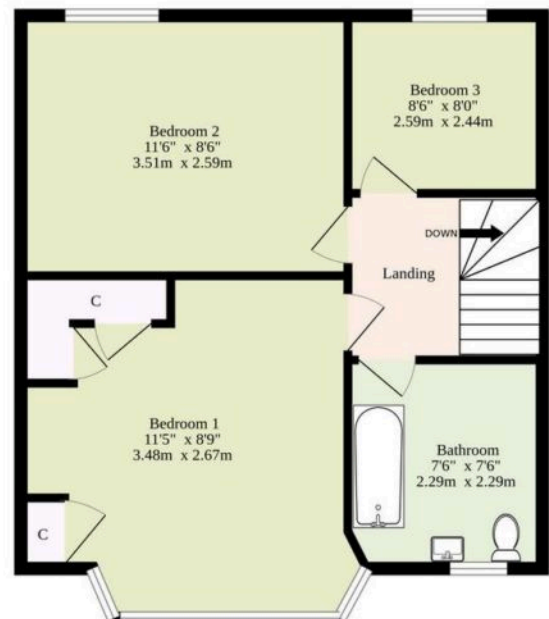
Please be aware that the greenhouse may be excluded from the sale.



Ground Floor
469 sq.ft. (43.6 sq.m.) approx.



1st Floor
356 sq.ft. (33.1 sq.m.) approx.



TOTAL FLOOR AREA : 825 sq.ft. (76.6 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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