

## 52 Northcote Road, Norwich - NR3 4QE

£270,000 Freehold

Dating back to 1889, this spacious Victorian home offers character and flexibility. The layout includes four bedrooms, with the option to use the bright bay-fronted lounge as a fifth, complete with large windows and a working fireplace. The adjoining dining room is generously sized, featuring decorative details and built-in storage. To the rear, the modern kitchen/breakfast room offers ample worktop space, a breakfast bar, and direct access to the garden. A separate utility area adds practicality, alongside a fully tiled family bathroom with both bath and shower, and a separate WC. Outside, the enclosed rear garden features a raised wood-decked seating area, artificial lawn, and a garage offering off-road parking and storage. The property is offered with no onward chain and is well served by local schools, GP surgeries, and a range of everyday amenities.



## Location

Northcote Road is located in the Silver Road area of Norwich, within the popular NR3 district just north of the city centre. This established residential neighbourhood offers a range of character homes, particularly Victorian terraces, and is known for its strong community feel and convenient access to local amenities. A short walk brings you to the lively Magdalen Street area, with independent shops, cafés, pubs, and services, while Anglia Square offers larger retail options. Nearby parks such as Wensum and Waterloo provide green space, and the area benefits from good schools, GP surgeries, and regular bus routes, along with easy access to the ring road and train station.



## Agents notes

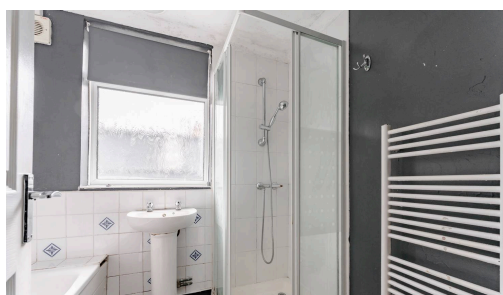
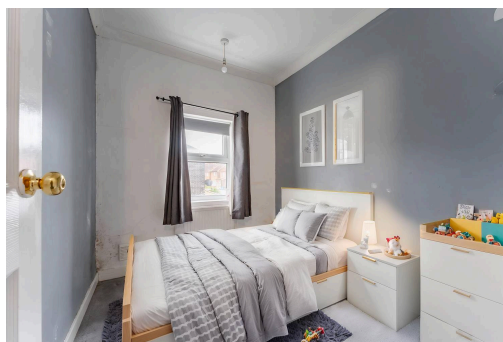
We understand that the property will be sold freehold, connected to all main services.

Heating system- Gas Central Heating

Council Tax Band-B

Garage roof contains asbestos

Some images have been virtually staged for illustrative purposes and may not reflect the current condition.





## Northcote Road, Norwich

Step through the entrance hall and into the generous dining room, featuring stylish wallpaper, a characterful alcove where a fireplace once stood, a wooden surround, and a built-in storage cupboard.

From here, move into the spacious bay-fronted lounge, filled with natural light from large windows. This bright and airy room includes a working fireplace, carpeted flooring, and elegant wallpaper, offering flexibility to be used as a fifth bedroom if desired.

Continue through to the generously sized kitchen/breakfast room, thoughtfully designed with modern fittings and a stylish finish. It features wood-effect cabinetry, ample worktop space, tiled splashbacks, and a gas hob with oven and overhead extractor. A breakfast bar offers a casual dining area, complemented by an integrated wine rack. The kitchen also provides direct access to the rear garden, while a separate utility area offers plumbing for a washing machine.

Completing the ground floor is a fully tiled family bathroom with both a bath and a shower, an extractor fan, and a separate WC for added convenience.

Upstairs, you'll find four bedrooms, including two spacious doubles. The main bedroom benefits from a built-in wardrobe with sliding doors and a storage cupboard. The remaining rooms include a smaller, versatile bedroom ideal as a study or nursery. The property also features double glazing throughout.

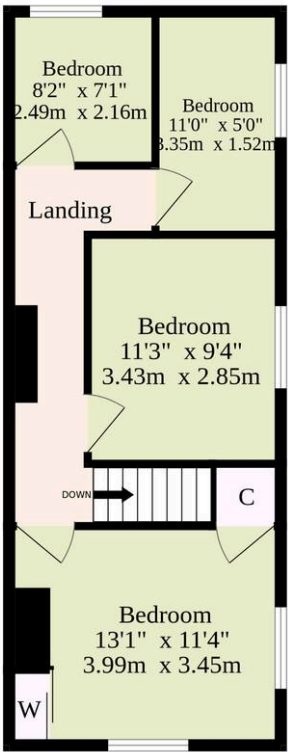
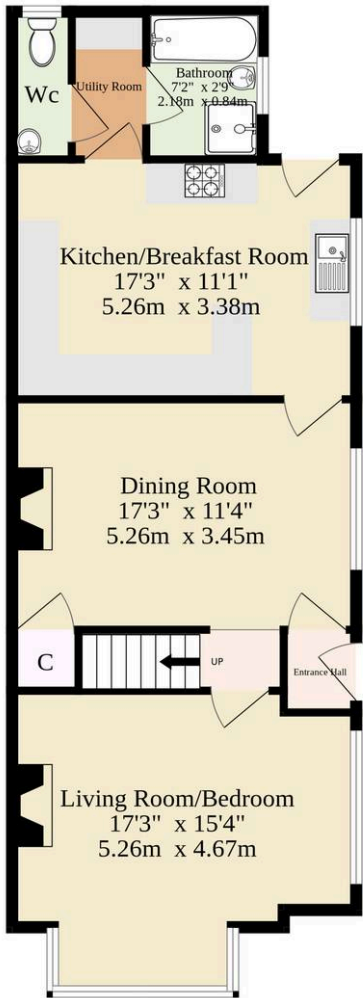
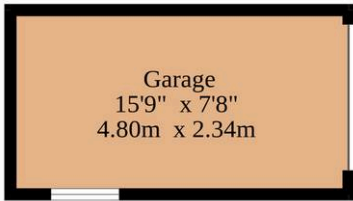
Outside, the rear garden offers a private, low-maintenance space ideal for both relaxing and entertaining. Fully enclosed, it features a raised wood-decked seating area, an artificial lawn for year-round greenery, and space for outdoor furniture or storage.

A garage is located at the rear of the garden and provides off-road parking along with useful additional storage.



Ground Floor  
886 sq.ft. (82.3 sq.m.) approx.

1st Floor  
376 sq.ft. (34.9 sq.m.) approx.



TOTAL FLOOR AREA : 1262 sq.ft. (117.2 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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