

98 Pilling Park Road, Norwich - NR1 4NZ

OIEO- £200,000 Freehold

Set in a well-connected residential area within walking distance of the city centre and train station, this three-bedroom mid-terrace home is a great option for first-time buyers or families. Offered with no onward chain, the property features a spacious lounge with a brick fireplace and built-in storage, and a bright, airy kitchen/diner with space for dining, a few fitted units, and plenty of potential to put your own stamp on it. Upstairs offers two double bedrooms and a third single with built-in storage. Outside, the generous enclosed rear garden includes a patio and raised lawn, while the front driveway provides off-road parking.

Location

Pilling Park Road, located just east of Norwich city centre, offers a highly convenient setting with a residential feel and easy access to key amenities. The area is well-served by local shops, supermarkets, takeaways, and cafes, while nearby Mousehold Heath provides open green space for walking and recreation. Norwich Train Station is within walking distance, and the Riverside Retail Park, with its cinema, restaurants, and leisure options, is also nearby. The city centre's vibrant mix of independent stores, historic landmarks, and cultural venues is just a short drive or bus ride away, making this a well-connected and practical location for both commuters and families.



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



Pilling Park Road, Norwich

Step inside through the entrance hall and you're welcomed into a bright and inviting lounge. This well-proportioned space enjoys excellent natural light from a large front-facing window, while a characterful brick-surround fireplace provides a focal point, perfect for cosy evenings in. Carpet underfoot adds comfort, and a generous built-in storage cupboard offers useful practicality without compromising on space.

Continue into the kitchen/diner, which offers great potential to make your own. The space features tiled flooring, a selection of fitted units, a gas hob and oven, and plumbing for both a washing machine and dishwasher. Two adjacent windows bring in plenty of natural light, while open shelving and an understairs storage cupboard add to the practicality. A door leads out to the rear garden, making it easy to transition between indoor and outdoor living.

Upstairs, you'll find three bedrooms. Two are comfortable doubles, while the third, a smaller room, includes a built-in storage cupboard and would suit use as a single bedroom, home office, or nursery. All bedrooms are laid with carpet flooring.

The family bathroom completes this level, fitted with a bath and shower over, tiled walls, and attractive wood-effect flooring.

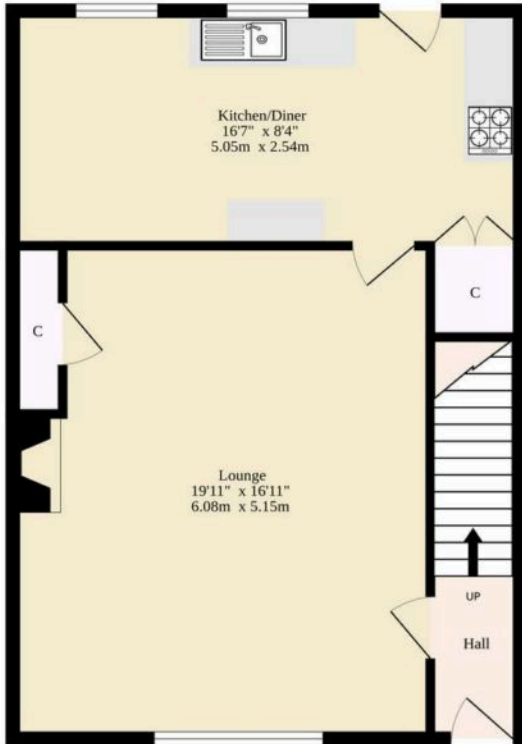
The home benefits from double glazing throughout.

Outside, the generous rear garden is fully enclosed and offers a versatile layout. Step out onto a paved patio, ideal for outdoor dining, then continue up to a raised lawn with a pathway leading to the rear boundary. Whether you're looking to create a productive garden, a play area, or a relaxing retreat, the space is ready to adapt to your needs.

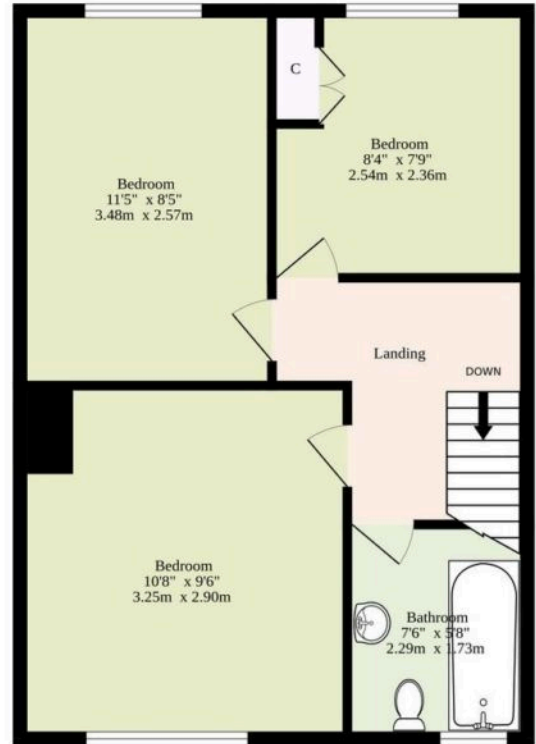
To the front of the property, a driveway provides off-road parking.



Ground Floor
373 sq.ft. (34.7 sq.m.) approx.



1st Floor
326 sq.ft. (30.3 sq.m.) approx.



TOTAL FLOOR AREA : 765sq.ft. (71.1 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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