



82 Carshalton Road, Norwich

£450,000 Freehold

Guide Price of £450,000-£475,000 Set across three well-planned floors with views over a green space, this beautifully presented Hopkins-built home offers stylish and flexible living in a secluded development close to Norwich amenities.

The layout includes three bedrooms, one with a sleek en-suite, plus a versatile ground floor room ideal as a study or fourth bedroom. A bright lounge with hardwood flooring leads into a spacious kitchen/diner with integrated appliances, and the home also features a ground-floor WC, modern family bathroom, and built-in storage. Outside, the rear garden is low-maintenance with astro turf and a paved patio, while the front offers off-road parking and access to the integral garage, currently used as a gym. Fixtures and furnishings are available with the sale, and Norwich train station is just a short walk away.

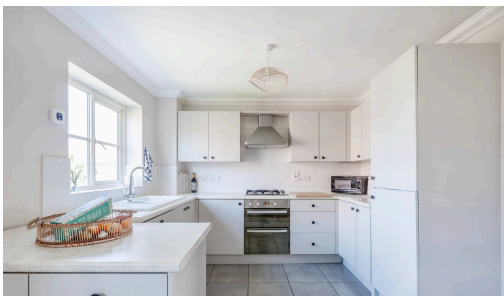
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Location

Carshalton Road is set within a well-established residential pocket just southeast of Norwich city centre, offering excellent access to both everyday amenities and transport links. The area is popular with professionals and families alike, thanks to its close proximity to Norwich Train Station, just a 10-minute walk away, and only around 15 minutes on foot to the heart of the city.

Nearby, the Riverside Retail Park provides a wide selection of shops, restaurants, and leisure facilities, while green spaces such as Lion Wood and the riverside walkways offer opportunities to enjoy the outdoors. Local schools and frequent bus services further add to the convenience of this well-connected location.

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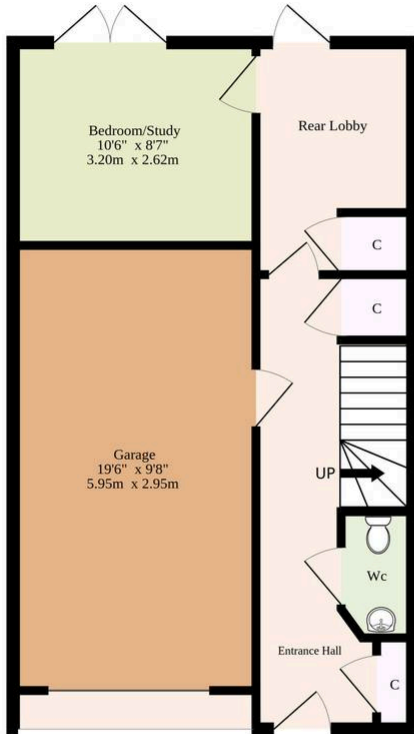
Step into this beautifully presented three-storey Hopkins-built home through a welcoming entrance hall, where practical design meets everyday convenience. Here, you'll find a neatly positioned WC and useful built-in cupboard space, with attractive wood-effect flooring running throughout the ground floor. To one side, internal access leads directly into the integral garage, currently set up as a home gym, offering excellent versatility whether for fitness, storage, or future use.

Continue through to the rear of the ground floor where a central lobby connects to both the garden and an adaptable study or fourth bedroom. This bright and functional room features French doors that open directly to the garden, making it ideal as a home office, guest space, or additional living area depending on your needs.

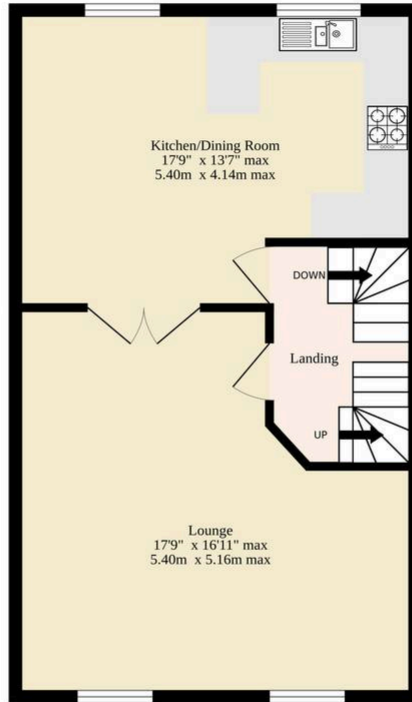
Heading up to the first floor, you're welcomed into a bright, airy lounge featuring rich hardwood flooring and a warm,



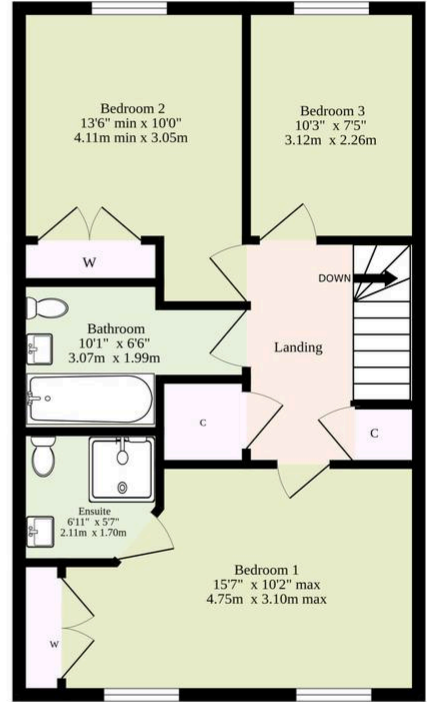
Ground Floor
463 sq.ft. (43.0 sq.m.) approx.



1st Floor
445 sq.ft. (41.3 sq.m.) approx.



2nd Floor
591 sq.ft. (54.9 sq.m.) approx.



Sqft Includes Garage

TOTAL FLOOR AREA : 1499 sq.ft. (139.3 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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