



9 Aspland Road, Norwich

Offers Over £220,000



# 9 Aspland Road

Norwich, Norwich

We are pleased to present a rare opportunity to acquire a freehold coach house just a short walk from Norwich train station. The property is in need of modernisation and offers buyers a great opportunity to improve and potentially extend (stpp). With its own private entrance and thoughtfully designed interiors, the spacious two-bedroom home features light-filled living areas and comforts throughout. The inviting sitting room is ideal for relaxing or entertaining and flows into a well-equipped kitchen. Both generous double bedrooms benefit from private en-suite facilities, providing a level of convenience rarely found in city apartments. With excellent transport links on your doorstep, this is an outstanding opportunity for first-time buyers, professional couples, or investors.

## Location

Aspland Road is a well-situated residential street located just east of Norwich city centre, within the popular Thorpe Hamlet area. The street enjoys a peaceful setting close to the River Wensum, while still being only a short walk from the heart of the city. Local amenities are easily accessible, with a range of convenience stores, cafés, and traditional pubs found along nearby Riverside Road. For more extensive shopping, residents can reach the city's major retail hubs—such as Norwich Market, Castle Quarter, and Chantry Place—within minutes.







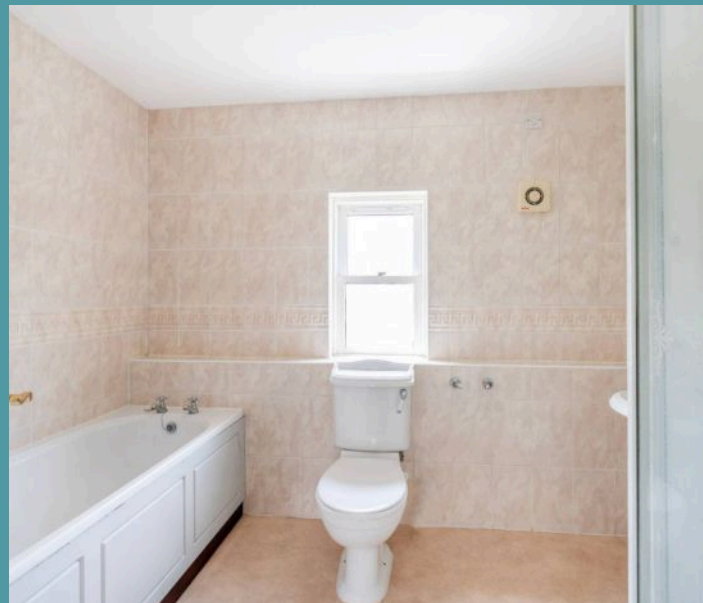
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Families living on Aspland Road benefit from a good selection of nearby schools. Well-regarded primary options include Charles Darwin Primary School and Lionwood Infant and Junior Schools, all within walking distance. For secondary education, Notre Dame High School and City of Norwich School are both within easy reach, along with independent choices such as Norwich School.

Healthcare needs are well catered for in the area, with local GP surgeries and dental practices close by, while the larger Norfolk and Norwich University Hospital and Norwich Community Hospital are both easily accessible.

Transport links from Aspland Road are excellent. Norwich railway station is just a few minutes' walk away, offering direct connections to London Liverpool Street, Cambridge, and regional destinations. The area is also served by several local bus routes providing quick access across the city and surrounding areas. By car, the inner ring road (A147) is easily reached, giving straightforward routes out of Norwich and towards the A11 and A47. Norwich International Airport is approximately 15 minutes away by car.





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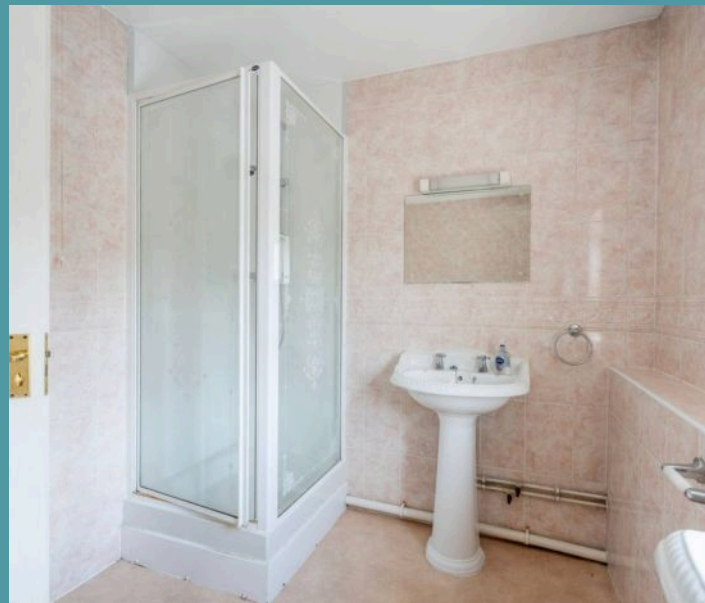
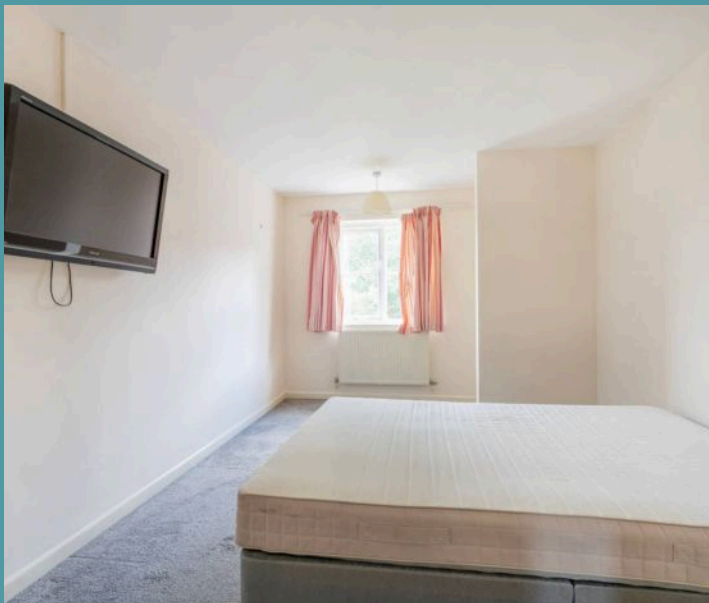
Norwich, Norwich

Entering into the entrance hall, you'll find a small laundry room/cupboard that adds further practicality, offering a dedicated space for laundry appliances or household essentials. From here, the internal staircase leads to the main accommodation, where you are greeted by a spacious sitting room. Large windows fill this comfortable living area with an abundance of natural light, creating a welcoming atmosphere for relaxing, working from home, or entertaining friends and family.

Adjacent to the sitting room is a thoughtfully designed kitchen, fully equipped with ample wall and base cabinetry for storage. The kitchen layout allows for easy movement and meal preparation.

The property boasts two well-proportioned double bedrooms, both of which feature their own private en-suites, a highly desirable feature that provides comfort and convenience for residents or visiting guests. The versatile bedroom spaces can easily accommodate double beds along with additional furniture such as wardrobes or desks, catering to a variety of lifestyles.

For added practicality, the flat benefits from an external bin store cupboard/lock-up, providing useful additional storage space.







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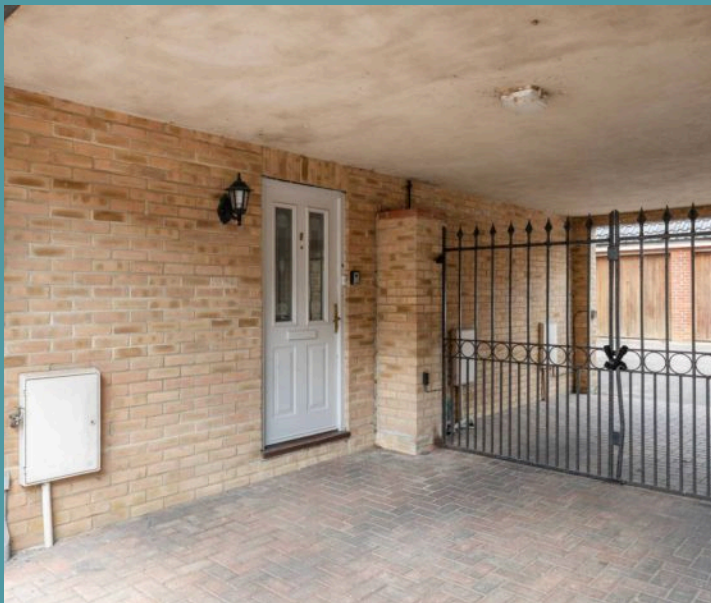
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### Agents Notes

We understand this property will be sold freehold, with no service charges.

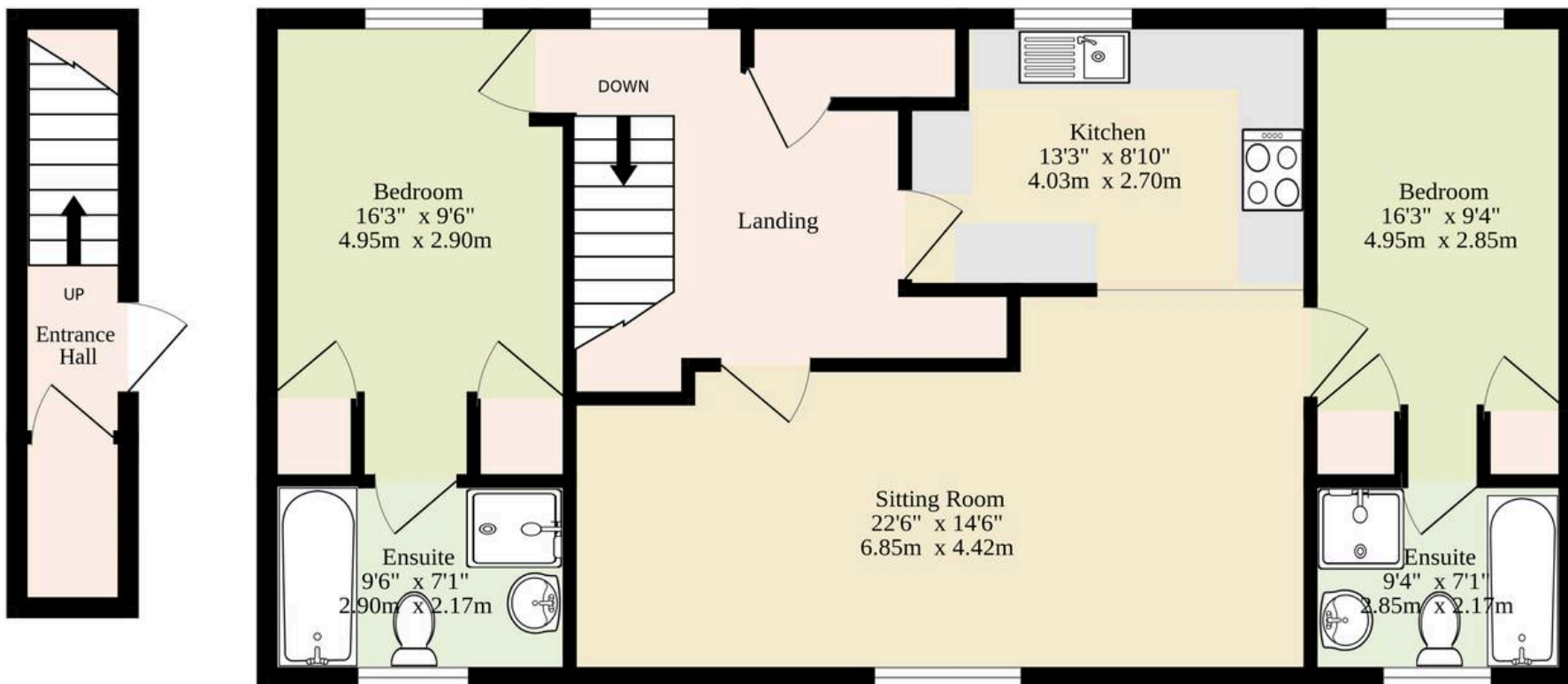
Connected to all main services.

- Freehold coach house in the vibrant city centre of Norwich
- Ideal first home, investment purchase or for professionals that requires easy access into the city
- Spacious sitting room filled with natural light, inviting relaxation and entertaining
- Kitchen equipped with wall and base cabinetry, an integrated double oven and a microwave
- Two double bedrooms, both featuring private en-suites
- Private entrance hall, leading up to the flat
- Short distance to a wide range of amenities, including local shops, schools, healthcare facilities and transport links



Ground Floor  
64 sq.ft. (5.9 sq.m.) approx.

1st Floor  
1002 sq.ft. (93.1 sq.m.) approx.



**TOTAL FLOOR AREA : 1066 sq.ft. (99.0 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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