

ARLINGTON
PARK



22 Waterworks Road
Norwich, NR2 4DD
Guide Price £300,000



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This beautifully presented, three-bedroom semi-detached family home is in a fantastic location. Set in a quiet cul-de-sac close to Norwich city centre, it offers a private garden, ample storage, and easy access to all the shops, restaurants, and entertainment the city has to offer.

- Fantastic location
- Open-plan kitchen/diner
- Private rear garden
- Generously extended
- Three well-proportioned bedrooms
- Guide Price £300,000 - £325,000



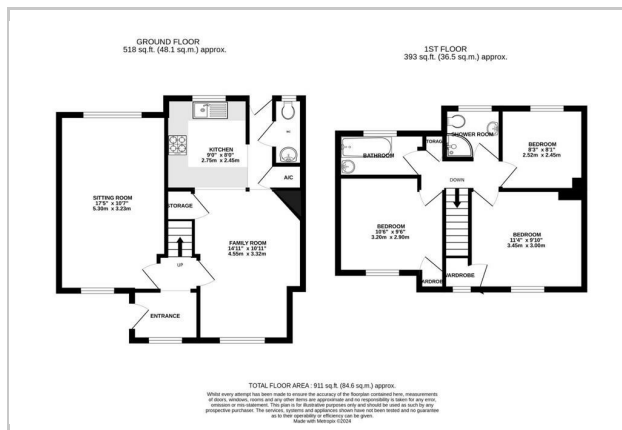
We are delighted to offer this beautifully presented and generously extended three-bedroom semi-detached family home in a fantastic location. Set in a secluded cul-de-sac in the highly sought after NR2 area of Norwich, the property is just a short walk from the city centre, offering the best of both worlds – peaceful living and easy access to all the amenities Norwich has to offer.

The welcoming entrance hall provides access to both reception rooms and the stairs to the first floor. The spacious living room has dual aspect views and is filled with natural light, providing a relaxing haven after a long day.

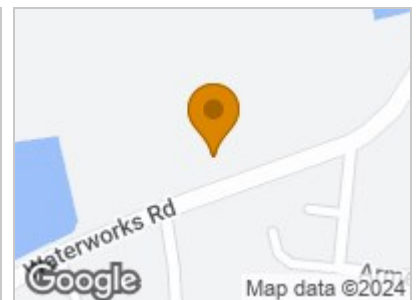
The open-plan kitchen/diner is the heart of the home, ideal for family meals and entertaining. There's plenty of space for a large dining table, and the kitchen itself boasts high-quality units and appliances.

On the first floor, you'll find three well-proportioned bedrooms, one with rear views across water reservoir, two with built-in wardrobes, ensuring space for the whole family. A shower room and a separate bathroom provide flexibility for morning routines. The property benefits from ample storage throughout, including built-in cupboards on the landing.

Outside, the private rear garden is a low-maintenance haven, perfect for enjoying summer evenings outdoors. It's laid mainly to artificial grass with a covered patio area, perfect for entertaining, along with two sheds for storing garden equipment. The entire garden is enclosed by a fence for added privacy. On-street parking is available at the front of the property, along with a small artificial lawn and a pathway leading to the entrance door.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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