



9 Railway Cottages Hardy Road

, Norwich, NR1 1JW

Asking Price £280,000



NO ONWARD CHAIN Steeped in history and charm, this Grade II listed former railway cottage offers a unique escape from city life. Lovingly restored with modern upgrades, the property boasts characterful living spaces, three bedrooms, and private outdoor areas. Located moments from Norwich station and city center, this is a rare opportunity not to be missed.

- Grade II Listed
- Modern Upgrades
- Private Gardens
- Excellent Location
- NO ONWARD CHAIN
- 3 Bedrooms
- Communal Grounds
- Community Feel



STEP BACK IN TIME IN THIS CHARMING GRADE II LISTED

Escape the hustle and bustle of city life and discover this delightful Grade II listed former railway cottage, nestled within a peaceful community. Believed to date back to the 1840s, this characterful property boasts a rich history and timeless charm.

LOVINGLY MAINTAINED AND IMPROVED

The current owners have meticulously cared for this property over recent years, with significant upgrades including a complete rewire and replumbing in 2012, hardwood double glazing throughout, and a brand new Baxi boiler installed in 2024.

CHARACTERFUL LIVING SPACES

Unwind in the light-filled sitting room, featuring original stripped floorboards and a captivating Morso Danish wood-burning stove. The adjoining dining area offers ample space for entertaining.

MODERN KITCHEN AND BATHROOM/UTILITY ROOM

The kitchen provides ample workspace and boasts views and access to the private courtyard garden. The conveniently located bathroom is fitted with a modern suite and doubles as a utility space.

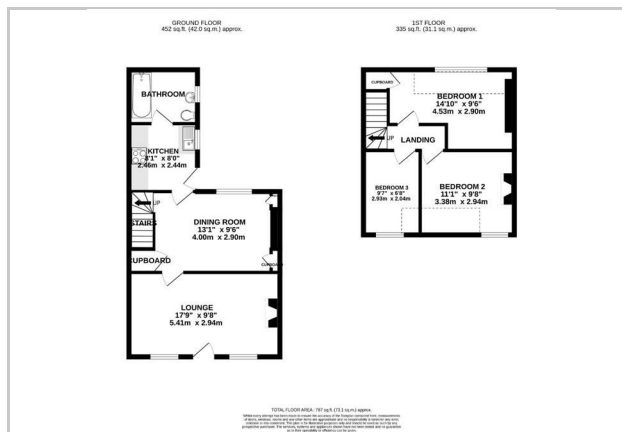
THREE BEDROOMS AND PRIVATE OUTDOOR SPACE

Upstairs, discover the main bedroom with a dormer window framing views across the community gardens. Bedrooms two and three overlook the front garden and railway sidings, ideal for train enthusiasts.

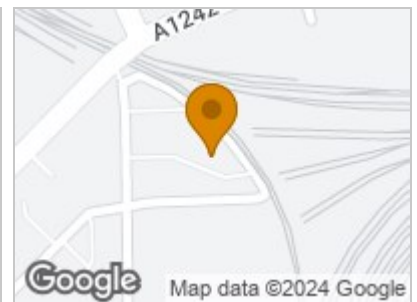
Step outside and embrace the delightful outdoor space. The private front garden is a haven of tranquility, designed in a charming cottage style with mature shrubs, plants, and meadow grasses. The low-maintenance rear courtyard provides the perfect spot for al fresco dining on a summer's evening. Additionally, residents enjoy full use of the beautifully maintained communal grounds.

PRIME LOCATION

Moments from Norwich train station and the vibrant city centre, this property offers the best of both worlds - a peaceful escape steeped in history and excellent access to all that Norwich has to offer. This captivating cottage is sure to be popular, so don't miss out on your chance to own a piece of history!



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C			
(55-68) D		57	
(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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