



10 Attoe Walk

, Norwich, NR3 3GX

Offers In The Region Of £300,000



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Spacious and versatile 4/5-bedroom semi-detached home set over three floors in a sought-after Norwich location. Ideal as a family home or HMO investment, featuring two bathrooms, a ground floor WC, modern kitchen/diner, off-road parking, garage, and enclosed rear garden. Excellent access to local amenities, schools, and the city centre.

- Spacious 4/5-bedroom semi-detached property
 - Currently generating £29,760 per annum
 - Three-storey layout with flexible accommodation
 - Two bathrooms plus additional ground floor WC
 - Off-road parking, garage and enclosed rear garden
- Ideal Family home or HMO Investment
 - Potential to increase income to £32,520 per annum
 - Potential to convert top floor into a self-contained unit
 - Modern kitchen/diner with direct garden access
 - Quiet residential location close to Norwich city centre



Versatile 4 or 5-Bedroom Property in Prime Norwich Location – Ideal HMO Investment or Exceptional Family Home

Situated in a desirable and well-connected part of Norwich, this spacious 5-bedroom semi-detached home offers flexible accommodation across three generous floors. Whether you're an investor seeking a high-yielding HMO opportunity or a family wanting to create a spacious forever home, this property delivers on both potential and location.

LOCATION – ATTOE WALK, NORWICH

Attoe Walk offers the perfect balance of peace and practicality. Tucked away in a quiet residential area, yet just moments from Norwich city centre, the property is ideally positioned for access to shops, schools, parks and transport links. With strong local rental demand and easy access to Norwich's cultural attractions, this area continues to be popular with both professional renters and homebuyers alike.

IDEAL FOR INVESTMENT OR A GROWING FAMILY

Currently configured to suit multi-occupancy living, this property represents a fantastic investment opportunity. It is currently generating an annual income of £29,760, with several of the rents set below current market levels. With modest revisions and revaluation, we believe the property could achieve a projected income of £32,520 per annum, enhancing its already strong yield.

For families, the layout offers great scope to adapt and personalise. The versatile reception space, generous bedrooms, and multiple bathrooms make it easy to imagine a long-term family home with space to grow and thrive.

ACCOMMODATION OVERVIEW

The ground floor features an inviting entrance hall, a front-facing room that can serve as a lounge or fifth bedroom, a cloakroom WC, and a spacious kitchen/diner with modern amenities and direct access to the rear garden – ideal for social gatherings or family mealtimes.

On the first floor, you'll find three further bedrooms, a family bathroom with a white suite, and a useful airing cupboard.

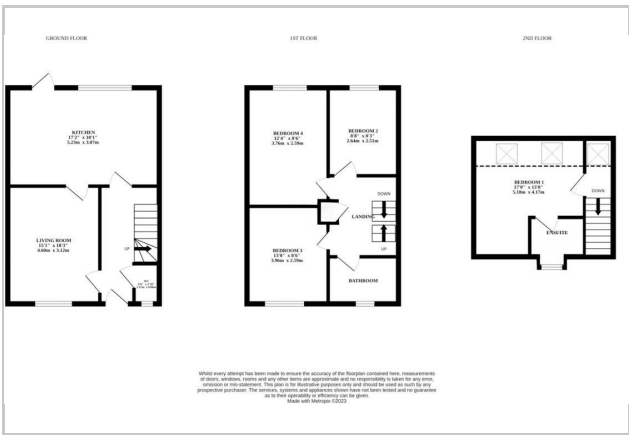
The second floor is home to a large, private bedroom and a contemporary shower room, offering a peaceful retreat from the rest of the house. For investors, this space offers exciting additional potential – there's scope to convert the top floor into a self-contained unit with its own kitchenette, creating a premium room ideal for professional tenants and significantly boosting rental income.

OUTDOOR SPACE & PARKING

To the front, a private driveway and garage provide off-road parking and additional storage. The enclosed rear garden is low-maintenance and offers a quiet spot for relaxation, entertaining, or children's play.

THE OPPORTUNITY

With its current HMO-ready layout and prime location in an area of consistently strong rental demand, this property is a turnkey investment with scope for even greater returns. For families, it presents a spacious and adaptable home in a sought-after Norwich setting – ready to move into, yet with the potential to make it your own.



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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	78	87
EU Directive 2002/91/EC		