

10 Coleburn Road
Norwich
NR1 2PA



ATTIK
CITY | COUNTRY | COAST

10 Coleburn Road

Guide Price £260,000

The spacious 3 bedroom semi-detached family home..

Welcome to 10 Coleburn Road, a well-appointed three-bedroom semi-detached home located in the vibrant NR1 area of Norwich. This property stands out thanks to its energy-efficient solar panels, which are owned outright by the current owners and come with a government tariff until 2035, promising potential income of £6,000 to £7,000 over the next ten years.

As you approach the house, you'll notice convenient on-street parking, as well as a driveway for additional off-road parking. Stepping through the entrance hall, you are greeted by a spacious living room bathed in natural light, offering a lovely fireplace and views of the back garden—ideal for relaxation.

Flowing from the living room is the open-plan kitchen diner, equipped with an induction hob and overlooking the front garden, creating a perfect atmosphere for family meals. A conveniently located downstairs toilet and under-stair storage enhance the functionality of this home.

Heading upstairs, the first thing you'll notice is the generous landing area that leads to each of the three well-sized bedrooms. The third bedroom is spacious enough for a double bed and storage, breaking the norm of small box rooms often found in similar properties. Adjacent to it is the second bedroom, also a good size and currently used as the master.

Completing the upper floor is the well-appointed bathroom, featuring a shower and window, providing both comfort and convenience for family living. The true master bedroom is generously sized, with ample space for various uses, including an office.

Venturing outside, you will find a delightful garden that features a patio area and a separate grass space, perfect for gardening enthusiasts or simply enjoying the outdoors. The garden is private, ensuring you won't be overlooked, while a charming park is located just behind the property, adding to the appeal of the location.

Located in this thriving area of Norwich, this home offers a perfect blend of comfort and convenience, making it an excellent choice for families or those seeking a quiet retreat close to all the city has to offer. Don't miss out on the opportunity to view this fantastic property!

Agents notes...

A pre-recorded walkaround tour is available for this property.

The boiler was replaced 2 years ago.

Local Authority
Norwich

Council Tax Band B

EPC Rating B

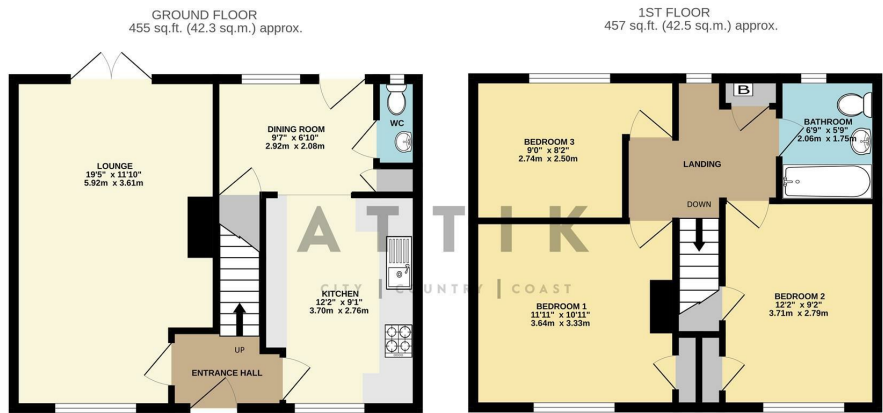


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TOTAL FLOOR AREA: 913 sq.ft. (84.8 sq.m.) approx.

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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