



**93 Colman Road, Norwich**

**£270,000 Freehold**



**websters.**



This light and modern semi-detached family home is situated in a highly sought after location, offering both comfort and convenience. The property features an open plan kitchen and dining area, designed to create a welcoming space for family meals and entertaining guests. A separate lounge provides a relaxing environment, perfect for unwinding at the end of the day.

Upstairs, three well-proportioned bedrooms are accessed directly from the landing, offering privacy and flexibility for family living. A fourth bedroom, which can also serve as a study, provides an ideal space for home working or as a guest room. The family bathroom is finished to a high standard, catering to the needs of a busy household.

This property is offered with no onward chain, ensuring a smooth and swift purchase process for prospective buyers. Modern finishes and thoughtful design throughout create a fresh and inviting atmosphere. With its



- Light And Modern Semi-Detached Family Home
- Generous Rear Garden
- Three Bedrooms Off Landing
- No Onward Chain
- Fourth Bedroom / Study
- Family Bathroom
- Sought After Location
- Open Plan Kitchen / Diner And Separate Lounge



**Entrance Hall**

Part obscure uPVC double glazed front door, stairs to the first floor, tiled flooring and doors to kitchen / diner and lounge.

**Lounge**

11' 1" x 10' 6" (3.39m x 3.20m)

UPVC double glazed window to the front aspect, laminate flooring, electric fireplace (not tested), coving, ceiling rose and a radiator.

**Kitchen / Diner**

17' 11" x 15' 1" (5.46m x 4.60m)

Open plan space comprising a range of wall and base units with laminate work tops, space for fridge - freezer, bay fronted uPVC double glazed windows to the front aspect, laminate flooring, further uPVC double glazed window to the side aspect, under stairs storage cupboard, radiator, inset stainless steel sink with mixer tap and drainer, tiled splash back, integrated electric oven with ceramic hot plate with extractor hood over, space and plumbing for washing machine and tumble dryer, coving and doors to rear lobby and bedroom / study.

**Bedroom / Study**

10' 4" x 10' 6" (3.14m x 3.19m)

UPVC double glazed window to the rear aspect, radiator, laminate flooring and coving.

**Rear Lobby**

Tiled flooring, obscure uPVC double glazed door to the rear garden, radiator and door to bathroom.

**Bathroom**

5' 6" x 10' 5" (1.68m x 3.18m)

Panel bath with shower over and tiled backing, low set WC, hand wash basin set to vanity with tiled splash back, tiled flooring, heated towel rail, extractor fan and an obscure uPVC double glazed window to the rear aspect.

**Landing**

Doors to three bedrooms, uPVC double glazed window to the rear aspect, floor laid to carpet and a radiator.

**Bedroom One**

15' 6" x 10' 6" (4.73m x 3.19m)

Large double bedroom with two uPVC double glazed windows to the front and rear aspects, airing cupboard housing gas boiler, two radiators, picture rails and floor laid to carpet.

**Bedroom Two**

7' 10" x 12' 0" (2.38m x 3.66m)

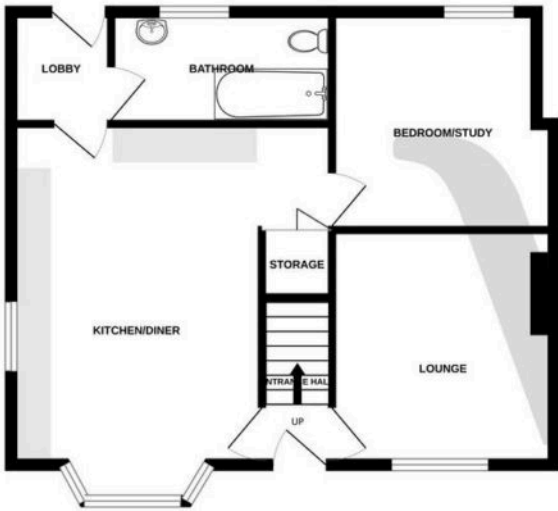
Double bedroom with a uPVC double glazed window to the front aspect, floor laid to carpet, picture rails, loft hatch and a radiator.

**Bedroom Three**

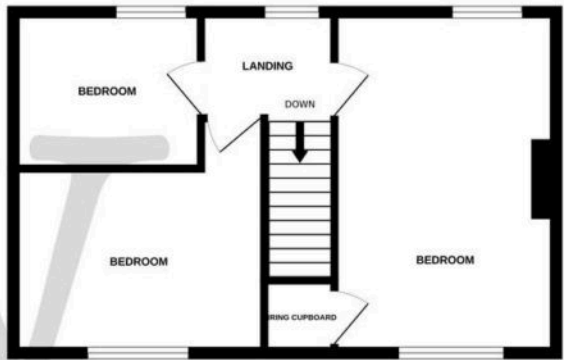
7' 5" x 8' 11" (2.25m x 2.72m)

UPVC double glazed window to the rear aspect, floor laid to carpet, radiator and picture rails.

GROUND FLOOR



1ST FLOOR



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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