

Ben Allman
Estate & Letting Agents



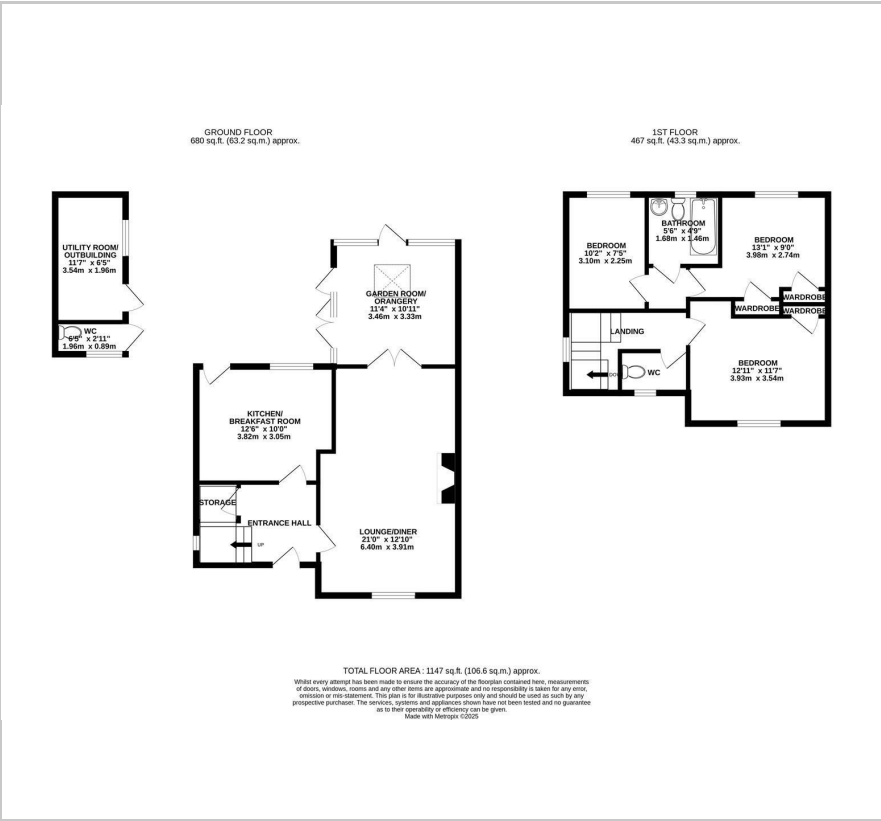
96 Coleburn Road

, Norwich, NR1 2NZ

Offers in excess of £265,000



Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Ben Allman Estate Agents Office on 01603 555577 if you wish to arrange a viewing appointment for this property or require further information.

- Vendors Have Found
- Extended In 2023 With Underfloor Heating (Orangery/Garden Room)
- New Combi Boiler Installed In 2022
- New Windows And Doors Fitted In 2023
- Flooring Added Downstairs In 2023
- Carpeted Stairs And Vinyl Flooring Upstairs In 2024
- Backing Onto Park
- Large Rear Garden With Vehicular Access
- Walking Distance To Local Park And River
- Two Outbuildings; Functional WC And Utility Room With Plumbing Connected



VENDORS HAVE FOUND Welcome to Coleburn Road, a beautifully upgraded and extended three-bedroom semi-detached house. Located in a highly sought-after area, this fantastic home is just a short distance from Norwich City Centre and is surrounded by local amenities, as well as scenic country and river walks -making it ideal for those who appreciate both city convenience and the beauty of nature.

The current owners have made impressive renovations, including brand-new anthracite windows and doors, a state-of-the-art combi boiler, and stylish new flooring throughout. One of the standout features of this property is the spacious rear extension/Orangery, which is currently set up as a bright and airy home office. This beautiful addition, complete with remote-controlled blinds and underfloor heating, opens up to a large rear garden that overlooks a peaceful green park, providing the perfect spot for relaxation or entertaining guests. The garden also offers rear vehicular access and includes two useful outbuildings: one is plumbed to function as a utility room, and the other serves as a fully functional WC.

Inside, the ground floor includes a fitted kitchen with ample storage space, as well as a comfortable living area that enhances the welcoming atmosphere of the home. Upstairs, there are three generously sized bedrooms, a family bathroom, and a separate WC—ideal for busy families. Additionally, the property features a spacious brick-weave driveway, providing plenty of off-road parking options.

This home is the perfect blend of modern amenities, practical features, and an unbeatable location. Whether you're looking for a forever family home or a smart investment in a thriving area, Coleburn Road offers the perfect opportunity.



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