

ARLINGTON
PARK



10 Sotherton Road
, Norwich, NR4 7DB
£295,000

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Located at Sotherton Road, Norwich, and offered with the benefit of no onward chain, this generously proportioned four-bedroom property presents a fantastic opportunity for both families and astute investors. Situated in a sought-after residential area of Norwich, with convenient access to the University of East Anglia (UEA), it holds immense appeal for the student rental market. Don't miss out – call Arlington Park today to arrange your viewing!

- Four double bedrooms
- Corner plot, ample parking
- Near University of East Anglia
- ***Awaiting EPC***
- Two bathrooms, separate WC
- Sought-after Norwich location
- No onward chain



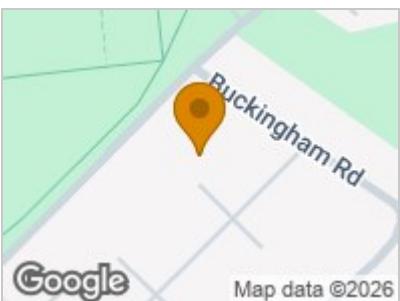
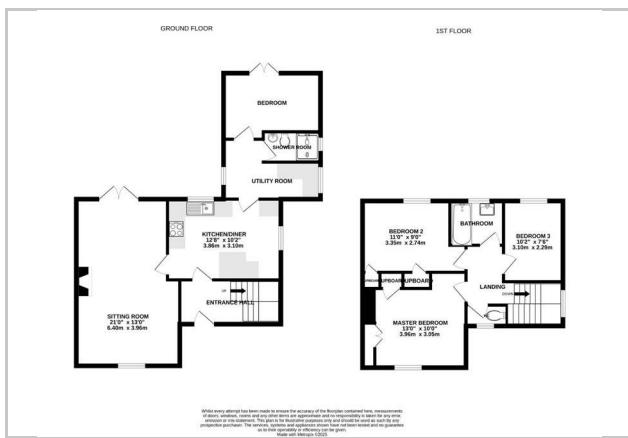
Located on a substantial corner plot in a sought-after residential area of Norwich, this generously proportioned four-bedroom semi-detached property on Sotherton Road presents an excellent opportunity for both families seeking a comfortable home and astute investors looking to capitalise on the proximity to the University of East Anglia (UEA). Offered with the advantage of no onward chain, this residence is ready for its next owners or tenants.

Upon entering through the UPVC door, you are greeted by the entrance hall, complete with practical storage solutions and a staircase leading to the first floor. The bright and airy sitting room offers a generous living space, featuring a window to the front and French doors that open directly into the rear garden, allowing for ample natural light and a seamless connection to the outdoor space. The well-appointed kitchen/diner serves as the heart of the home, equipped with wall and base level units and a convenient breakfast bar. From here, doors provide access to the practical utility room and a convenient ground floor double bedroom with French doors also opening to the garden. Completing the ground floor is the easily accessible shower room.

Ascending to the first floor, the landing provides access to all three further bedrooms and the loft space. The master bedroom is a spacious double, offering comfortable accommodation and featuring built-in wardrobes for added storage. There are two further double bedrooms, providing ample space and flexibility. The first floor is served by both a family bathroom and a separate WC, adding convenience for a busy household.

Outside, the property benefits from an excellent-sized rear garden that extends beyond the immediate footprint of the house, providing superb outdoor space for recreation and relaxation. Additionally, the property boasts a large corner plot parking area, offering ample off-road parking for multiple vehicles.

This property on Sotherton Road truly offers a blend of comfortable family living and strong rental potential, thanks to its generous layout and convenient location near the UEA in Norwich. The sitting room and ground floor bedroom both benefiting from direct access to the garden, along with the master bedroom's built-in wardrobes and the fact that all four bedrooms are doubles, plus the separate WC on the first floor, are particularly appealing features. Early viewing through Arlington Park is highly recommended to fully appreciate all that this home has to offer.



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		83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC