

1 Calthorpe Road
Norwich
NR5 8RX



1 Calthorpe Road

Guide Price £300,000

The spacious semi-detached home on a large plot

Nestled in a peaceful residential street just moments from the University of East Anglia and with easy access to Norwich city centre, 1 Calthorpe Road offers a rare combination of generous internal space, a substantial garden, and outstanding flexibility for both investors and homeowners.

This extended five-bedroom semi-detached home sits on a large plot, with private gated access and plenty of scope for outdoor entertaining, family life, or off-street parking. Set back from the road with a welcoming front garden, the property opens into a useful entrance lobby, leading through to a bright and spacious living room overlooking the front. A large kitchen with laminate flooring and a separate pantry flows through to a practical utility area and out to the garden, providing everyday convenience.

To the rear, a thoughtfully designed extension—added in the past 10 years—creates two well-proportioned double bedrooms and a modern shower room, making this an ideal setup for multigenerational living, working from home, or a high-yield rental arrangement. Upstairs, you'll find three further double bedrooms, a family bathroom, and a separate WC, while a ground floor study/storeroom adds yet more flexibility.

Outside, the expansive rear garden is a real highlight, unusually large for the area and complete with side access via a gate—perfect for those needing parking, outdoor storage, or simply a generous space to enjoy. The setting is quiet and leafy, yet well-connected, with local shops, amenities, bus routes, and the UEA campus all nearby.

Currently, the property is let to students, with three of the five bedrooms occupied, making it a ready-to-go investment. However, it is offered chain-free, and can also be sold with vacant possession, allowing buyers the freedom to transform it into a spacious family home.

Agents notes...

A pre-recorded walkaround tour is available for this property

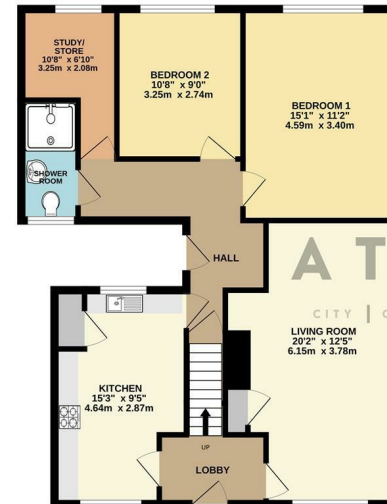
Local Authority
Norwich

Council Tax Band B

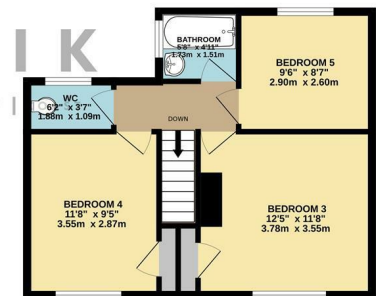
EPC Rating D



GROUND FLOOR
850 sq.ft. (78.9 sq.m.) approx.



1ST FLOOR
444 sq.ft. (41.2 sq.m.) approx.



TOTAL FLOOR AREA: 1294 sq.ft. (120.2 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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