

FREEHOLD



House - Semi-Detached (EPC Rating: D)

CROMER ROAD NORWICH NR6 6LZ

Offers in excess of
£325,000

FEATURES

- Semi-detached family home
- Spacious sitting room
- Kitchen/breakfast room
- Large driveway
- Enclosed rear garden
- Four-bedrooms
- Characterful bay windows
- Spacious family bathroom
- Garage
- Excellent Location



4 Bedroom House - Semi-Detached located in Norwich

An impressive four-bedroom semi-detached family home, offering a refined blend of generous proportions, contemporary living and excellent versatility, complemented by a substantial driveway, garage and private rear garden.

The welcoming entrance hall provides access to the principal reception rooms, with stairs rising to the first floor and a convenient cloakroom. The elegant sitting room is filled with natural light from the bay window and features a charming log burner, creating a warm and inviting space. The separate dining room is generously proportioned, comfortably accommodating a large family table and providing an ideal setting for entertaining.

The impressive kitchen/breakfast room forms the heart of the home, combining modern style with practicality. The kitchen features an extensive range of cabinetry, integrated appliances and a large window, while the adjoining open-plan area offers flexibility for further dining or relaxed seating. Double patio doors open directly onto the rear garden, creating a seamless connection between the indoor and outdoor spaces. The room also benefits from direct access to the garage.

Upstairs, the spacious landing leads to four well-proportioned bedrooms and the family bathroom. The principal bedroom is a generous double with ample space for furnishings and a stylish en-suite featuring a walk-in shower, wash basin and WC. Bedroom two is another bright and spacious double, while bedroom three benefits from a bay window and fitted wardrobes. Bedroom four offers excellent versatility, making an ideal home office, study or additional bedroom. The spacious family bathroom features a bath with overhead shower, wash basin and WC.

Externally, the property benefits from a large private driveway and garage, providing excellent parking. The substantial enclosed rear garden is a particular highlight, featuring a generous paved terrace for outdoor dining, a large lawn and an excellent degree of privacy.

ENTRANCE HALL

A welcoming entrance hall provides an immediate sense of space and sets the tone for this substantial family home. The hallway features stairs rising to the first floor, while also providing convenient access to the ground-floor accommodation. A useful downstairs WC is positioned off the hall, making this an exceptionally practical space for both everyday family life and entertaining.

SITTING ROOM

13'0 x 11'0

The sitting room is a beautifully inviting reception space, combining warmth and character with an abundance of natural light. A charming log burner forms a focal point, creating a cosy atmosphere during the cooler months, while the attractive bay window floods the room with daylight and enhances the sense of space. Generously proportioned, this is an elegant yet comfortable room perfectly suited to relaxing with family or entertaining guests.

DINING ROOM

11'6 x 11'0

The separate dining room is another impressive reception space, offering excellent proportions and considerable versatility. There is ample room for a substantial family dining table, making this an ideal setting for everything from relaxed family meals to larger dinner parties and special occasions. The generous dimensions allow the room to be furnished comfortably while retaining a feeling of openness and elegance.

WC

Conveniently positioned from the entrance hall, the downstairs WC is fitted with a WC and wash basin. Its location makes it ideally placed for guests and everyday family use without compromising the privacy of the main accommodation.

KITCHEN/BREAKFAST ROOM

17'4 x 9'2

At the heart of the property is the impressive open-plan kitchen/breakfast room, a superb contemporary space designed around modern family living. The kitchen area benefits from an extensive range of cabinetry, providing excellent storage, together with integrated appliances and a large window which fills the room with natural light.

Beyond the main kitchen, the spacious open-plan area offers considerable flexibility and could accommodate a further dining table, breakfast area or comfortable seating arrangement. This creates a sociable environment where family and guests can gather while meals are being prepared.

A particular highlight is the double patio doors, which open the room directly onto the rear garden and create a wonderful connection between the interior and exterior. This makes the space especially well suited to entertaining and summer gatherings. The kitchen/breakfast room also provides direct access to the garage, adding further practicality.

FIRST-FLOOR LANDING

The spacious first-floor landing provides a welcoming transition to the bedroom accommodation and family bathroom, with doors leading conveniently to all rooms

PRIMARY BEDROOM

17'6 x 7'10

The impressive primary bedroom is a substantial and beautifully proportioned space, offering ample room for a range of bedroom furniture while maintaining a comfortable and relaxing atmosphere. Its generous dimensions provide excellent flexibility for creating a luxurious private retreat, with plenty of space for wardrobes, bedside furniture and additional furnishings.

The room benefits from the added convenience of a private en-suite shower room, making this an ideal primary suite and providing a greater level of privacy and practicality for everyday living.

EN-SUITE

The en-suite shower room is a particularly convenient addition to the principal bedroom, providing a private and well-appointed space. It features a walk-in shower, wash basin and WC, creating a practical and comfortable suite for everyday use.

BEDROOM TWO

13'2 x 11'0

Bedroom two is another generously proportioned double bedroom, offering excellent flexibility for a variety of furniture arrangements. A large window allows an abundance of natural light into the room, creating a bright and airy environment. Its generous proportions make it equally suited to a comfortable principal guest bedroom or a further family bedroom.

BEDROOM THREE

11'1 x 9'5

Bedroom three is a charming and well-proportioned double bedroom, with an attractive bay window providing additional character and enhancing the natural light within the room. The inclusion of fitted wardrobes provides valuable built-in storage while maximising the usable floor space, making this an exceptionally practical bedroom.





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BEDROOM FOUR

7'10 x 7'6

Bedroom four is a versatile room which can be adapted to suit the individual requirements of the new owner. Whether used as a fourth bedroom, dedicated home office, study, dressing room or occasional guest accommodation, its flexibility makes it a valuable addition to the property.

FAMILY BATHROOM

The spacious family bathroom is beautifully proportioned and thoughtfully appointed, offering a calm and comfortable space. The room features a bath with overhead shower, wash basin and WC, with the generous dimensions allowing the suite to feel both well presented and uncluttered. A refined and practical addition to the first floor, the bathroom provides a welcoming space for relaxation and everyday use.

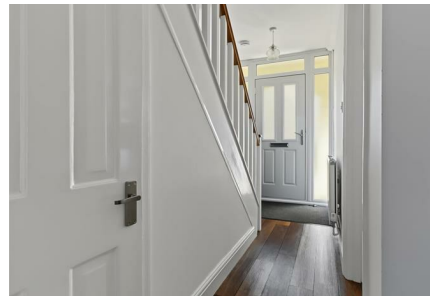
GARAGE & DRIVEWAY

To the front, the property benefits from a substantial driveway, providing excellent off-road parking for multiple vehicles. The driveway leads to the garage, offering useful secure storage and further parking potential. The garage is also conveniently accessed from the kitchen/breakfast room, making it particularly practical for everyday family life.

OUTSIDE

The substantial enclosed rear garden is a standout feature of the property, offering an excellent combination of privacy, space and versatility. A generous paved patio provides the perfect setting for outdoor dining, entertaining and relaxing, while the expansive lawned area offers ample space for children, pets and recreational use.

The garden's enclosed nature creates a wonderfully private outdoor environment, while the direct connection from the kitchen/breakfast room via the bi-folding doors makes it an exceptional extension of the home's living and entertaining space.



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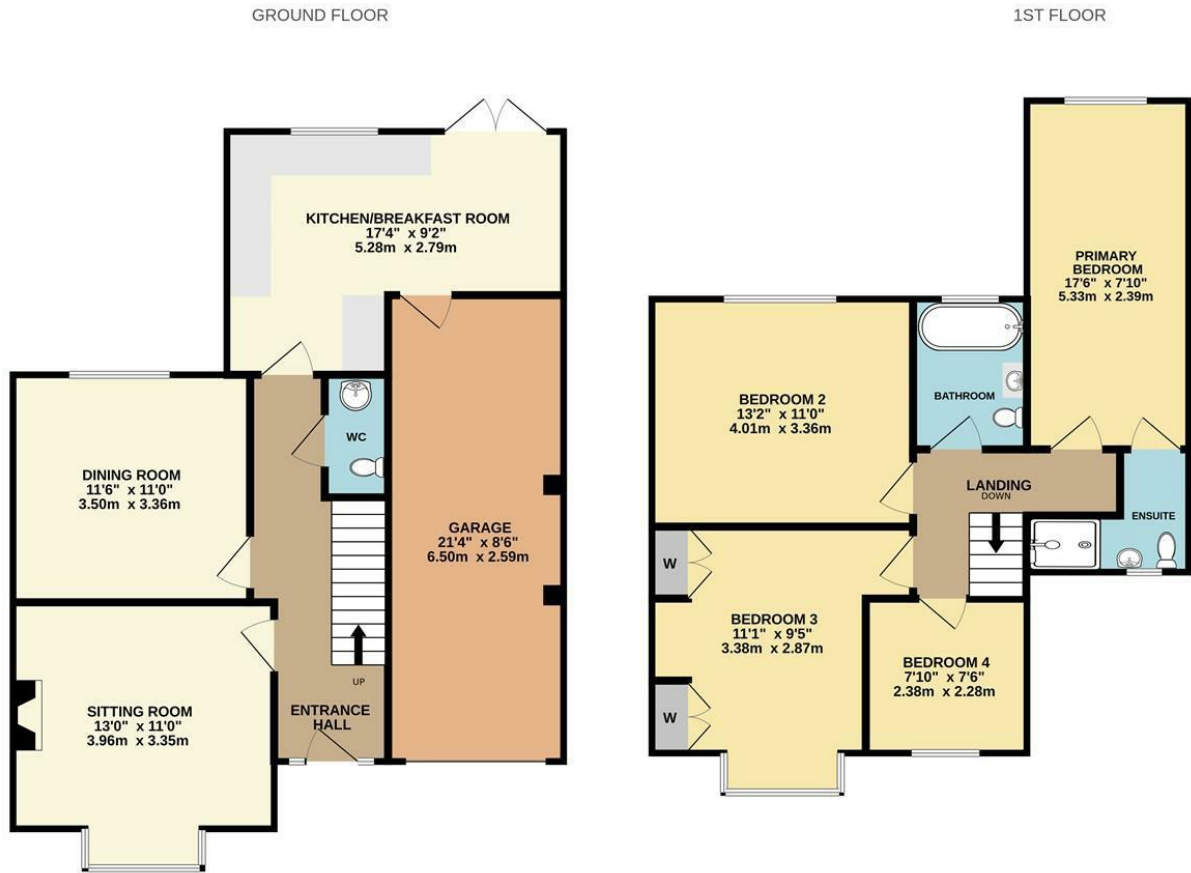
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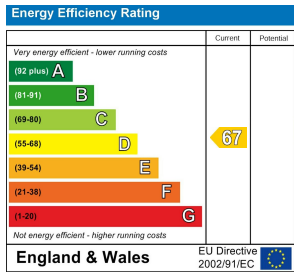
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Council Tax Band

C



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Ben Allman
Estate & Letting Agents