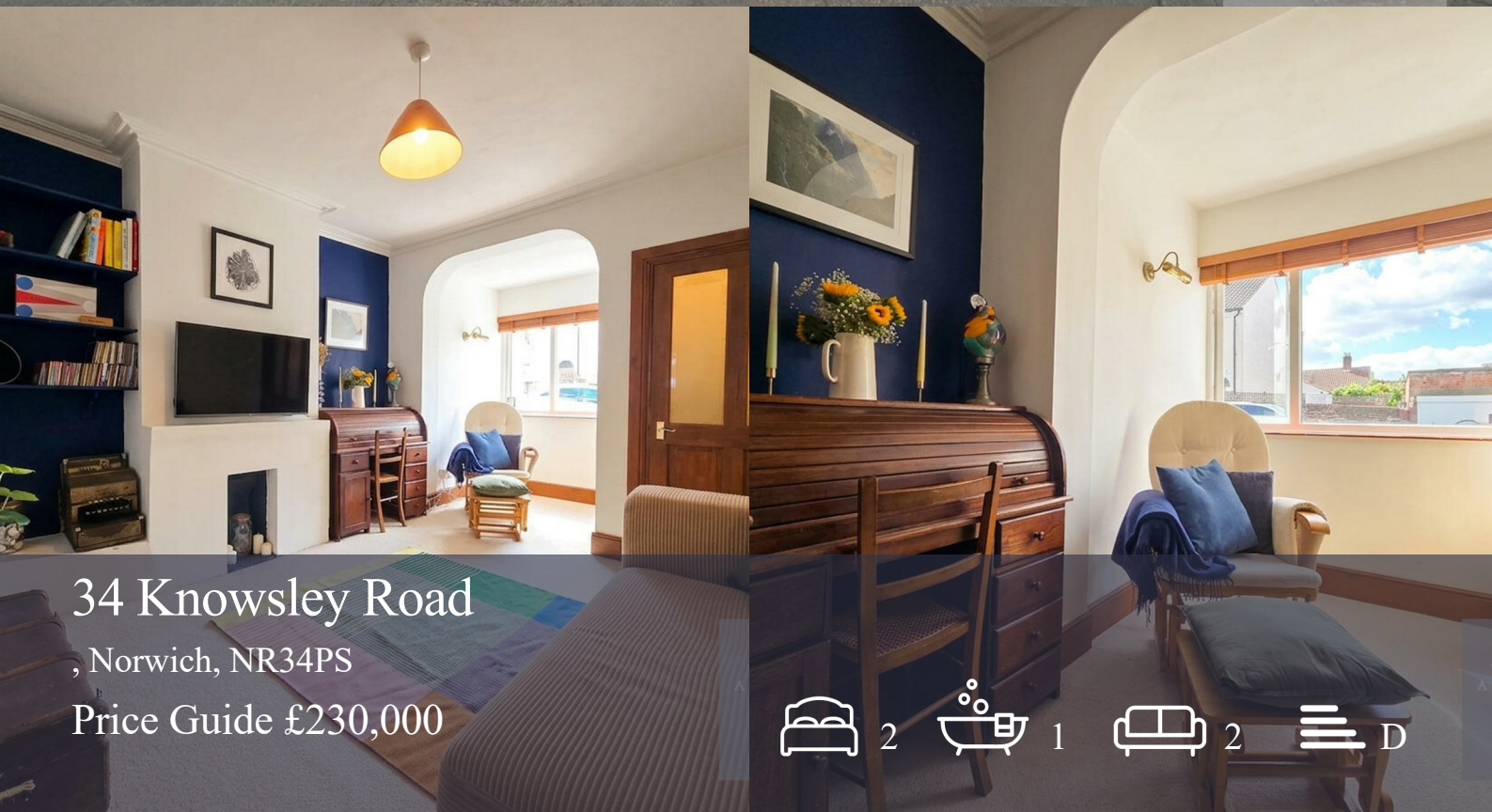


ARLINGTON
PARK



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34 Knowsley Road

, Norwich, NR34PS

Price Guide £230,000



A well-presented two-bedroom Victorian mid-terraced property situated on Knowsley Road in the popular NR3 area of North Norwich. Offering a traditional layout with two reception rooms, a first-floor bathroom, and an enclosed rear garden, the house combines period character with practical modern updates. It represents a comfortable, well-maintained home ideally suited to first-time buyers, professionals, or prospective tenants seeking convenient city living.

- Guide Price £230,000-£235,000
 - First-floor bathroom with white suite and exposed wooden floorboards
 - Fitted galley kitchen with integrated oven, gas hob, and garden access
 - Gas central heating system and double-glazed windows throughout
- Two well-proportioned double bedrooms with individual character details
 - Two distinct reception rooms offering flexible living and dining space
 - Enclosed rear garden featuring a patio area, lawn, and timber storage shed
 - On-street residents' permit parking available via Norwich City Council



GROUND FLOOR LAYOUT AND LIVING SPACES

The property is entered via a practical entrance porch that opens directly into the front lounge, which measures 17'0" x 11'6" (5.18m x 3.51m). This reception room features a central fireplace recess and a front bay alcove that serves as a useful reading nook or desk area. An internal hallway houses the staircase to the first floor, leading through into the separate dining room. Measuring 11'6" x 11'2" (3.51m x 3.40m), the dining room is finished with wooden flooring and provides a dedicated space for formal dining or entertaining, complete with a storage cupboard beneath the stairs and a period fireplace recess.

KITCHEN

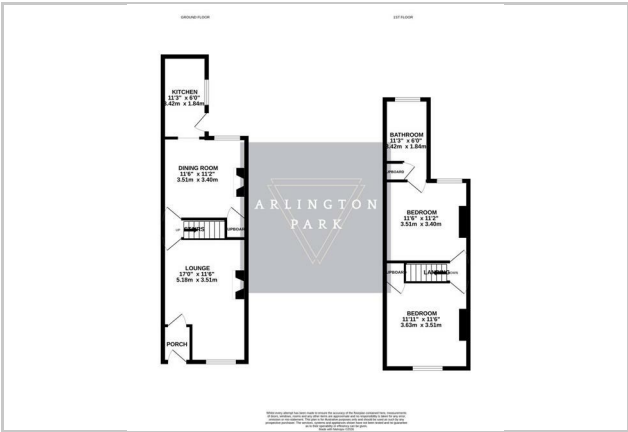
Located at the rear of the ground floor, the galley kitchen (11'3" x 6'0" / 3.42m x 1.84m) is fitted with clean white base and wall cabinets paired with dark laminate worktops and tiled flooring. Practical integrated equipment includes an electric oven with a four-ring gas hob and a matching stainless steel extractor hood above, alongside a stainless steel sink and drainer beneath the side window. There is freestanding space for a tall fridge-freezer, under-counter plumbing for a washing machine, and floating timber wall shelves for extra storage. A wall-mounted gas boiler is installed in the corner, and a glazed door provides direct pedestrian access out to the rear garden.

FIRST FLOOR ACCOMMODATION

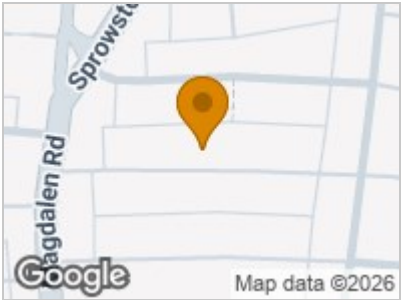
The central first-floor landing leads to two double bedrooms and built-in landing storage. The main front bedroom (11'11" x 11'6" / 3.63m x 3.51m) is a generous double room with wide double-glazed windows and ample floor space for freestanding furniture. The second bedroom (11'6" x 11'2" / 3.51m x 3.40m) sits centrally and features wood-block flooring along with an exposed red brick chimney breast framing a period cast-iron fireplace grate. In keeping with traditional Victorian terraced layouts, a door from the second bedroom opens directly into the first-floor bathroom (11'3" x 6'0" / 3.42m x 1.84m). The bathroom features exposed wooden floorboards and is fitted with a standard white suite comprising a panelled bath with an overhead shower and glass screen, a pedestal wash basin, and a low-level WC, alongside a built-in airing cupboard for linen storage.

OUTDOOR SPACE, PARKING, AND HEATING

To the front, the house is set back slightly from the pavement by a small garden area framed by low brickwork and wrought-iron railings. At the rear, the enclosed garden provides a manageable outdoor space featuring a paved patio area immediately behind the kitchen, a central lawn, and raised timber planting beds. A timber storage shed sits at the far end of the garden, and a wooden gate within the boundary wall allows rear access for bicycles or garden maintenance. The property is heated by a gas central heating system with wall-mounted radiators and benefits from double-glazed windows throughout. Parking is provided via the local on-street residents' permit scheme.



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		88
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		