



## Stirling Road, Norwich, NR6 6GE

A Spacious And Versatile Three Bedroom Modern Semi-Detached Home!

**GUIDE PRICE £325,000** freehold



BRITISH  
PROPERTY  
AWARDS

2023 & 2024



**GOLD WINNER**

ESTATE AGENT  
IN NORWICH  
(NR10-16)

# STYLISH SPACE ACROSS EVERY FLOOR!

Situated in a popular residential area, the property provides four bedrooms, two bathrooms and two reception rooms, so is sure to suit modern lifestyles.

The ground floor features a stunning, contemporary kitchen that flows seamlessly into a light-filled dining room with views over the rear garden - the perfect space for entertaining or relaxed family meals. A convenient downstairs WC is also on offer, and the integral garage has been partially converted to create an additional room, ideal for use as a home office, snug, hobby room or guest space, while the remaining garage section still provides useful storage.

On the first floor, you'll find a bright and airy living room, perfect for relaxing or hosting. There are two bedrooms on this floor, also. The top floor is home to two generous double bedrooms, including a principal bedroom with en-suite shower room, along with a stylish family bathroom.



*“ contemporary kitchen that flows seamlessly into a light-filled dining room ”*



## Overview

- Modern semi-detached home over three floors
- Four bedrooms with flexible layout
- Stylish kitchen with adjoining bright dining room
- Converted garage room ideal for office/playroom/snug
- Spacious first-floor living room
- Principal bedroom with en-suite shower room
- Contemporary family bathroom on the top floor
- Off-street parking for two cars and garage storage space





## Location

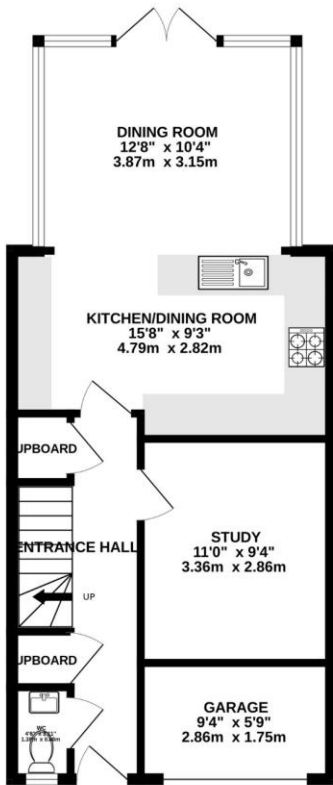
The NR6 postcode is one of Norwich's most sought-after residential areas, offering the perfect blend of suburban comfort and convenient city access. Situated just a few miles north of the city centre, NR6 includes popular neighbourhoods such as Hellesdon, Old Catton and parts of Sprowston - all well-regarded for their community feel, excellent amenities and access to green space. Families are particularly drawn to the area thanks to its choice of highly rated schools, including both primary and secondary options, as well as nearby parks, leisure centres, and local sports clubs. A wide range of supermarkets, independent shops, cafés and pubs add to the convenience and vibrancy of daily life.



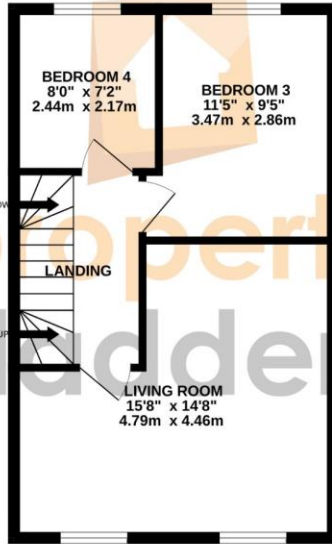
## Outside

Externally, the front of the property offers off-street parking for two vehicles, and the remaining garage space is ideal for storing bikes, tools or seasonal items. The rear garden has been designed with low maintenance in mind, paved throughout and fully enclosed with timber fencing. It offers a private and secure space for outdoor dining, barbecues or simply unwinding on a sunny day.

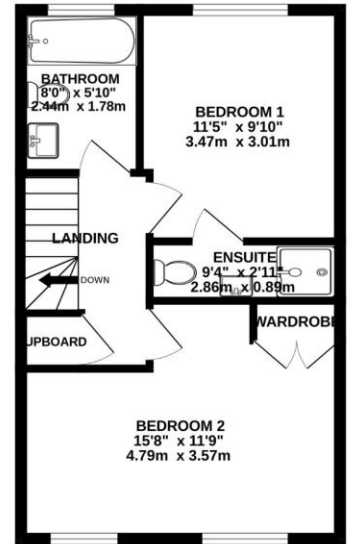
GROUND FLOOR  
540 sq.ft. (50.2 sq.m.) approx.



1ST FLOOR  
409 sq.ft. (38.0 sq.m.) approx.



2ND FLOOR  
409 sq.ft. (38.0 sq.m.) approx.



TOTAL FLOOR AREA : 1358 sq.ft. (126.1 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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FULL EPC AVAILABLE UPON REQUEST

EPC TBC

COUNCIL TAX BAND: C

LOCAL AUTHORITY: BROADLAND DISTRICT COUNCIL

SERVICES CONNECTED: MAINS WATER, MAIN DRAINS, MAINS ELECTRICITY, GAS CENTRAL HEATING

## Selling your home?

If you are considering selling your home, please contact us for your no obligation free market appraisal.

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