

propertyladder



Woodcock Road, Norwich, NR3

A Well-Presented Three Bedroom Semi-Detached Home!

£280,000 FREEHOLD



BRITISH
PROPERTY
AWARDS

2023, 2024 & 2025



GOLD WINNER

ESTATE AGENT
IN NORWICH
(NR10-16)

A Fresh Home With Growing Possibilities

This well presented semi-detached home is situated within the popular NR3 area and offers an exciting opportunity for buyers looking to further enhance and personalise their living space with the property benefiting from active planning permission for a single storey side and rear extension, designed to create a contemporary open plan kitchen/diner featuring a striking large lantern skylight!

Currently, the accommodation comprises a welcoming entrance hall leading into a spacious living room, complete with an attractive bay fronted window, whilst the modern kitchen/diner spans the rear of the ground floor. A useful ground floor WC, cleverly converted from the original understairs storage cupboard, completes the ground floor. To the first floor, there are three well-proportioned bedrooms arranged off the landing, alongside a modern family bathroom.



“
*a contemporary open
plan kitchen/ diner featuring a striking large
lantern skylight!*”



- Active Planning Permission For Single Storey Extension
- Modern Kitchen/Diner To Rear
- Generously Sized Rear Garden
- Entrance Hall & Ground Floor WC
- Spacious Bay Fronted Living Room
- Driveway For Two/Three Vehicles
- First Floor Family Bathroom
- Garage & Outdoor Utility Room With New Roofing



Location

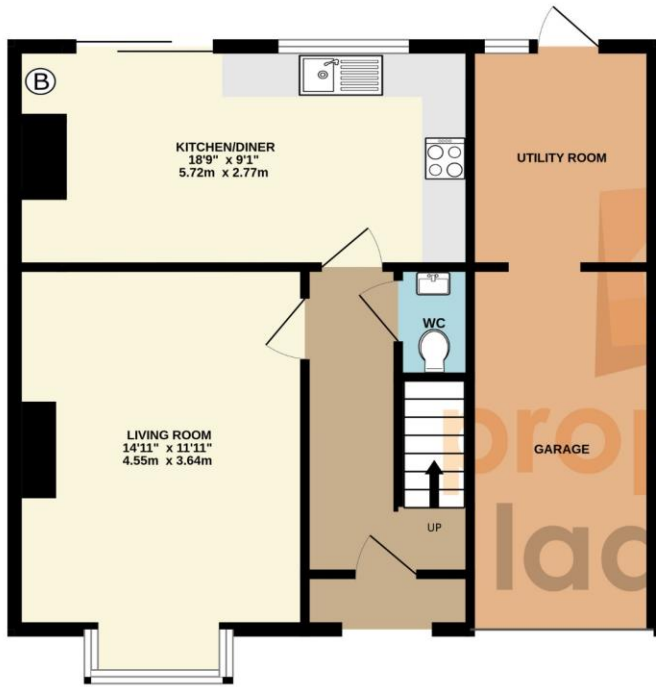
Woodcock Road is situated within the established and popular NR3 area of Norwich, providing convenient access to a wide range of everyday amenities and excellent transport links. A selection of local convenience stores and supermarkets, including Lidl and Co-op, are located close by, whilst the wider area offers a variety of shops, cafés, takeaways and other day to day facilities. The location is also well positioned for families, with Catton Grove Primary School, Mile Cross Primary School and Sewell Park Academy all within easy reach. Norwich city centre is approximately two miles away, providing an extensive choice of shopping, leisure, dining and entertainment facilities, with Norwich Railway Station also conveniently accessible. The area benefits from regular public transport connections and straightforward road links towards the city centre, Aylsham Road, the Northern Distributor Road and surrounding areas, making Woodcock Road a well-connected location for both commuters and families.



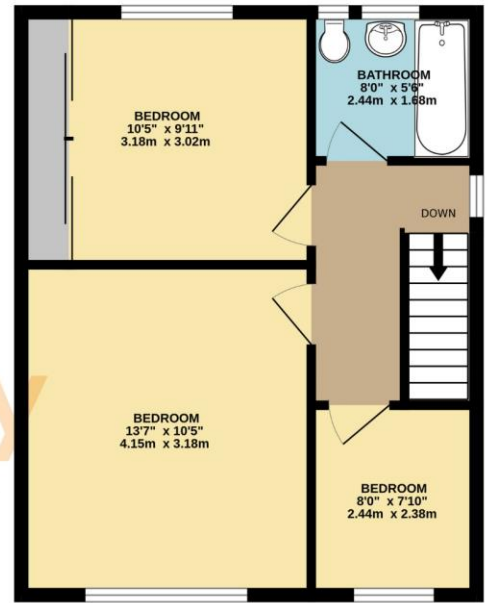
Outside

Outside, the property benefits from a brickweave driveway, offering parking for two/three vehicles. Furthermore, the property benefits from a garage, and useful outdoor utility room, where the utility and part of the garage have benefited from new roofing. The rear garden proves an impressive size, consisting mostly of laid lawn, with patio areas and outdoor shed.

GROUND FLOOR
632 sq.ft. (58.7 sq.m.) approx.



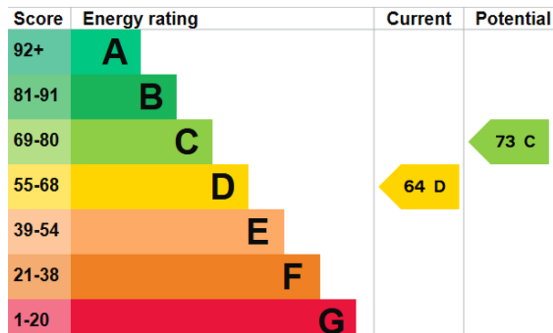
1ST FLOOR
450 sq.ft. (41.8 sq.m.) approx.



TOTAL FLOOR AREA : 1082 sq.ft. (100.6 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

Full EPC available upon request



Council Tax Band: B

Local Authority: Norwich City Council

Services Connected: Mains Water, Mains Drainage, Mains Gas, Electricity



01603
666006

1 Patteson Road
Norwich
Norfolk
NR3 3EN

sales@propertyladderonline.com



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