





House (EPC Rating: C)

4A NORTHCOTE ROAD NORWICH NR3 4QF

Offers in excess of

£300,000

FEATURES

- Detached House
- Three-bedrooms
- Arranged Over Three Floors
- Spacious Sitting/Dining Room
- Generous Fitted Kitchen
- Ground-floor WC
- Primary Bedroom & En-suite
- Private Courtyard Garden
- On-street Permit Parking
- NR3 Postcode Area

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Ben Allman
Estate & Letting Agents

3 Bedroom House located in Norwich

This attractive detached home offers a surprisingly spacious layout, with accommodation thoughtfully arranged across three floors. The property boasts a generous open-plan style sitting/dining room, a well-appointed kitchen, three bedrooms, two bathrooms and a private rear courtyard garden. The versatile layout provides an excellent balance of living and bedroom space, making this a particularly appealing home.

Upon entering, you are welcomed into a bright entrance hall providing access to the ground-floor accommodation, including a conveniently positioned cloakroom/WC. The generously appointed kitchen offers an excellent range of fitted units, ample worktop space and integrated appliances, with a useful serving hatch connecting through to the impressive sitting/dining room. Extending to approximately 18'5" x 15'10", this superb reception space provides plenty of room for both relaxing and entertaining, with an abundance of natural light and double doors opening directly onto the rear courtyard garden, creating a lovely connection between indoor and outdoor living.

The first floor offers two well-proportioned bedrooms, both providing excellent flexibility to suit a variety of needs, whether as guest accommodation, a child's bedroom, home office or dressing room. Completing this floor is a spacious four-piece family bathroom, comprising a panelled bath, separate walk-in shower, wash basin and WC.

Occupying the entire second floor is the impressive principal bedroom, a wonderfully private retreat featuring useful built-in storage and two skylight windows, allowing natural light to flood the space. The bedroom is further complemented by its own en-suite bathroom, fitted with a bath, wash basin and WC.

Externally, the property enjoys an enclosed rear courtyard garden, providing a private and low-maintenance outdoor space with ample room for garden furniture, ideal for al fresco dining and entertaining during the warmer months.

ENTRANCE HALL

Upon entering the property, you are welcomed into a spacious entrance hall which provides access to the ground-floor accommodation. The hallway offers a welcoming first impression and provides a convenient point of access to the principal reception areas.

DOWNSTAIRS WC

Conveniently positioned off the entrance hall, the downstairs cloakroom comprises a WC and wash basin, providing useful facilities for both residents and visiting guests.

KITCHEN

9'4" x 8'7"

The kitchen is generously proportioned and offers an excellent range of fitted units, providing ample cupboard and worktop space for everyday cooking and food preparation. The room further benefits from integrated appliances and a useful serving hatch through to the sitting/dining room, creating a practical connection between the two spaces.

SITTING/DINING ROOM

18'5" x 15'10"

A particularly spacious and light-filled reception room, offering ample space for both comfortable seating and a separate dining area. The room provides an excellent setting for everyday family living as well as entertaining, with double doors opening directly onto the rear courtyard garden, allowing plenty of natural light to flow through.

FIRST FLOOR LANDING

The first-floor landing provides access to both bedrooms and the family bathroom, with a further staircase rising to the second floor and the primary bedroom suite.

BEDROOM TWO

15'6" x 8'6"

A generous double bedroom offering well-proportioned accommodation, with ample

space for bedroom furniture and storage. An ideal room for guests or as a comfortable second bedroom.

BEDROOM THREE

9'9" x 8'6"

Another well-sized bedroom offering excellent versatility, with potential to be utilised as a child's bedroom, home office, dressing room or additional guest accommodation, depending on individual requirements.

FAMILY BATHROOM

The spacious four-piece family bathroom is fitted with a panelled bath, separate large walk-in shower, wash basin and WC. The additional shower provides a practical alternative to the bath, making this a well-appointed family bathroom.

PRIMARY BEDROOM

13'5" x 9'10"

Occupying the second floor, the primary bedroom is a generous and private space, enjoying the benefit of built-in storage and two skylight windows which allow natural light to fill the room. Its elevated position provides a lovely sense of separation from the remainder of the accommodation.

EN-SUITE

Complementing the principal bedroom is a spacious en-suite bathroom, fitted with a large bath, wash basin and WC, providing convenient private facilities to the second-floor bedroom.





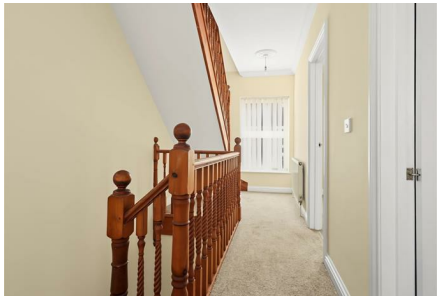














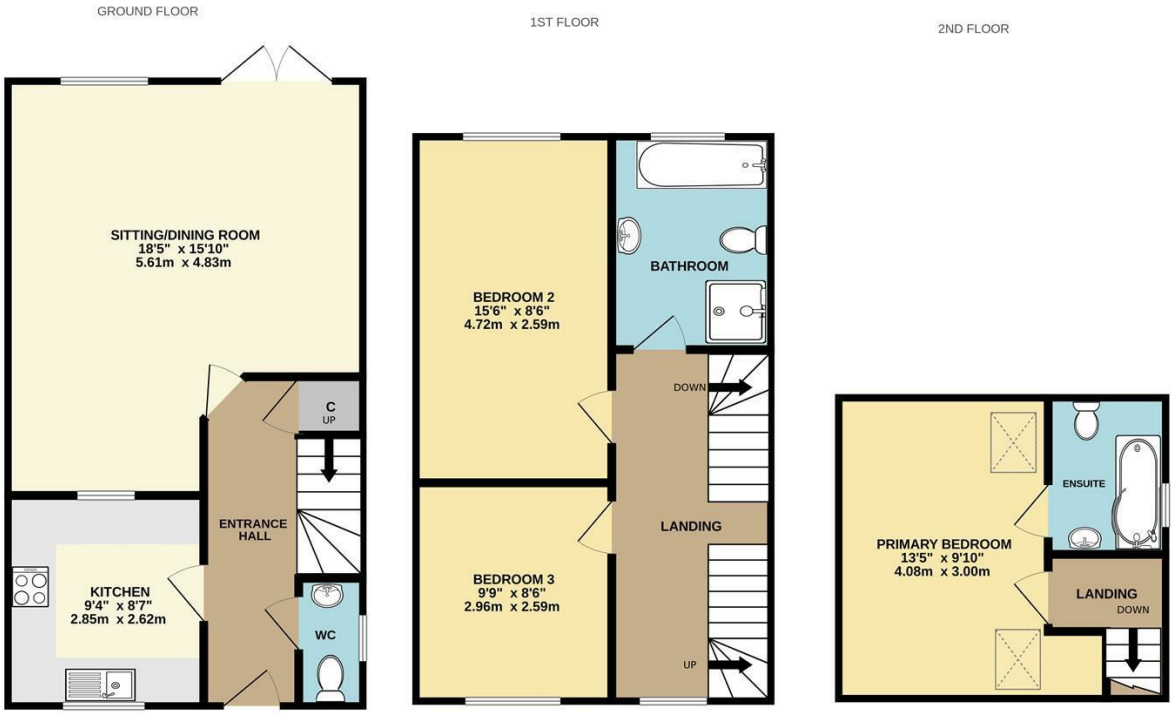
OUTSIDE

To the rear of the property is an enclosed courtyard garden, offering a private and manageable outdoor space. With ample room for garden furniture, the courtyard provides an ideal setting for outdoor dining, relaxing and entertaining during the warmer months.

On-street permit parking is available, providing residents with the opportunity to park within the surrounding streets, subject to the relevant permit requirements and availability.

LOCATION

Situated on Northcote Road, within the NR3 area of Norwich, the property enjoys a convenient position for accessing the amenities and facilities of the city. Norwich offers an excellent selection of independent shops, cafés, restaurants and leisure facilities, alongside a wider range of retail and recreational amenities. The location provides access to local everyday amenities and transport connections, making it a practical setting for those looking to enjoy the convenience of city living.



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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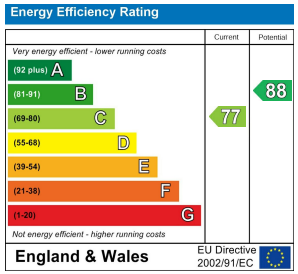
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