



4 Bedroom Semi-detached House
9 Margetson Avenue
Norwich, NR7 0DG

Sefftons
ESTATE & LETTING AGENT

£500,000
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Sefftons are delighted to present this EXCEPTIONALLY PRESENTED, CHAIN FREE HOME which has been EXTENDED and UPDATED by the current owners to provide SPACIOUS ACCOMMODATION throughout. Boasting a GARDEN ROOM with VAULTED CEILINGS, and a GENEROUS REAR GARDEN, this would make an IDEAL FAMILY HOME.



THE PROPERTY

The front door opens to a spacious entrance hall, with stairs rising to the first floor and an abundance of storage space.

There is a well sized, bright living room with a characterful, period fireplace, and double doors to the separate dining room.

The modern and stylish kitchen offers ample storage and counter space, alongside a breakfast bar, and a separate utility room accessed via the garden room.

At the heart of this home is the spectacular garden room, featuring full height windows, a vaulted ceiling with wooden beams, and bi-folding doors seamlessly blending inside and outside. This would make an excellent area for summer entertaining and hosting, and is a true stand out feature.

Completing the ground floor accommodation is a three piece bathroom suite, featuring a freestanding bath-creating additional convenience for guests.

Up on the first floor are four bedrooms, including three well proportioned doubles- one with built in wardrobe space- utilising the contemporary family shower room, as well as a selection of cupboards.

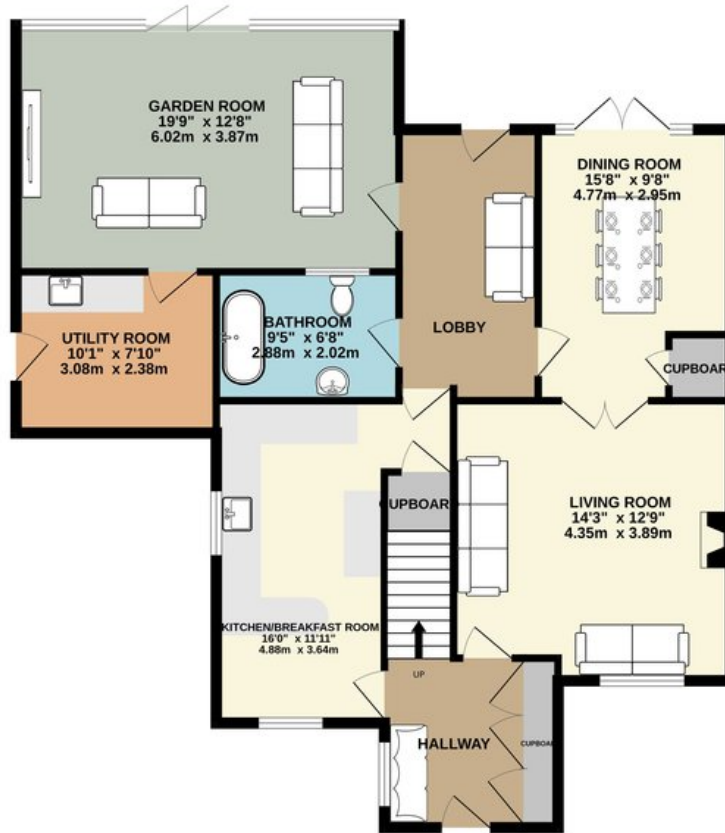
Finally, there are three loft spaces in the property providing further storage.

OUTSIDE

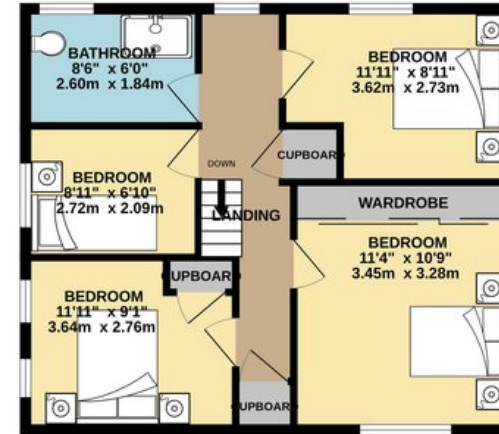
There is a brick weave driveway to the front, with wiring for an EV charger.

The stunning rear garden is a true delight- generous and well maintained with a variety of planting and shrubbery, and brick built storage for any gardening tools, bikes, etc.

GROUND FLOOR
1107 sq.ft. (102.8 sq.m.) approx.



1ST FLOOR
547 sq.ft. (50.8 sq.m.) approx.



TOTAL FLOOR AREA: 1653 sq.ft. (153.6 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 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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