

FREEHOLD





House - Mid Terrace (EPC Rating: C)

49 PRIMROSE ROAD NORWICH NR1 4AT

Offers in excess of

£200,000

FEATURES

- Mid-terrace home
- Modern fitted kitchen
- Versatile third bedroom
- Low-maintenance rear garden
- Close to local amenities
- Three bedrooms
- Two generous reception rooms
- Modern family bathroom
- Convenient on-street parking
- Excellent Norwich location

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Ben Allman
Estate & Letting Agents

2 Bedroom House - Mid Terrace located in Norwich

Situated on Primrose Road, Norwich, this attractive three-bedroom mid-terrace home offers bright and versatile accommodation arranged over two floors, complemented by a modern kitchen and bathroom, private rear garden and on-street parking.

The property opens into a generously sized and naturally bright reception room, currently arranged as the dining room, although its excellent proportions allow it to be used as a sitting room if preferred. A small hallway connects the two reception spaces, with stairs rising to the first floor.

To the rear is the second reception room, currently used as the sitting room. This is another bright and spacious room, offering ample space for comfortable furnishings and entertaining. The flexibility of having two reception rooms allows the new owner to arrange the home to perfectly suit their lifestyle.

The modern fitted kitchen features a stylish range of units, generous worktop space and integrated appliances. Bright and practical, it provides an excellent everyday space and benefits from direct access to the rear garden.

Completing the ground floor is the modern family bathroom, fitted with a bath and overhead shower, WC and wash basin.

Upstairs, the primary bedroom is a large double room with excellent proportions and ample space for furniture, with direct access to bedroom three. This versatile room could be used as a child's bedroom, home office, study or dressing room. Bedroom two is another generous double bedroom, offering comfortable and flexible accommodation.

Externally, the property benefits from a private and low-maintenance rear garden, which is enclosed and not overlooked, creating a peaceful space for relaxing and entertaining. On-street parking is available to the front.

Offering three bedrooms, two versatile reception rooms, a modern kitchen and bathroom, and a private rear garden, this well-presented home provides an excellent opportunity for buyers seeking a stylish and flexible Norwich residence.

RECEPTION ROOM

12'4" x 11'1

The property is entered into a generously proportioned and naturally bright reception room, currently arranged as the dining room. The room benefits from excellent proportions, providing ample space for a good-sized dining table and chairs while still retaining a comfortable sense of space. The natural light creates a welcoming first impression, and the room offers excellent flexibility for the new owner. Alternatively, it could be used as the principal sitting room, depending on individual preferences and lifestyle. This adaptable space provides a wonderful introduction to the home and leads naturally towards the remainder of the ground-floor accommodation.

HALL

A small connecting hallway provides a natural transition between the two reception rooms and the kitchen, whilst also housing the staircase rising to the first floor.

RECEPTION ROOM

12'4" x 11"

Currently utilised as the sitting room, the second reception room is another bright and generous space offering excellent versatility. There is ample room for comfortable sofas, occasional furniture and additional furnishings, making it an ideal setting for relaxing with family or entertaining guests. The room could also be switched with the dining room to create a layout that better suits the individual requirements of the new owner. The two reception rooms together provide an appealing degree of flexibility rarely found in similarly sized homes.

KITCHEN

7'2" x 8'5"

The modern fitted kitchen provides a practical and stylish heart to the home. A good range of fitted units offers useful cupboard storage, complemented by generous worktop space and integrated appliances. The room has been designed with everyday functionality in mind while maintaining a clean and contemporary appearance. There is also direct access to the rear garden, making it particularly convenient when entertaining outdoors or enjoying the garden during warmer months.

BATHROOM

The ground-floor family bathroom is modern and well presented, featuring a full-sized bath with

an overhead shower, WC and wash basin. The contemporary finish provides a fresh and practical environment, with the combination of bath and shower offering flexibility for everyday use. Its convenient ground-floor position makes it easily accessible from both reception rooms and the kitchen.

PRIMARY BEDROOM

12'5" x 11'1"

The primary bedroom is a particularly generous double bedroom, offering excellent proportions and ample space for a substantial bed together with wardrobes, drawers and additional bedroom furniture. The room provides a comfortable and private retreat, while the additional access through to bedroom three gives the space an interesting degree of flexibility. The generous proportions make this an excellent principal bedroom with plenty of scope for the new owner to introduce their own style.

BEDROOM TWO

12'6" x 11"

Bedroom two is another impressive double bedroom, offering good proportions and plenty of space for a range of bedroom furniture. The room provides comfortable accommodation for family members or guests and could equally make an excellent primary bedroom if preferred. Its size and versatility make it a valuable part of the property's overall accommodation.

BEDROOM THREE

7'2" x 8'5"

Bedroom three is a versatile additional room accessed through the primary bedroom. The space lends itself particularly well to a child's bedroom, nursery, home office, study or dressing room, depending on the needs of the new owner. Its flexibility makes it a useful addition to the accommodation and provides an opportunity to create a space specifically tailored to individual requirements.















OUTSIDE

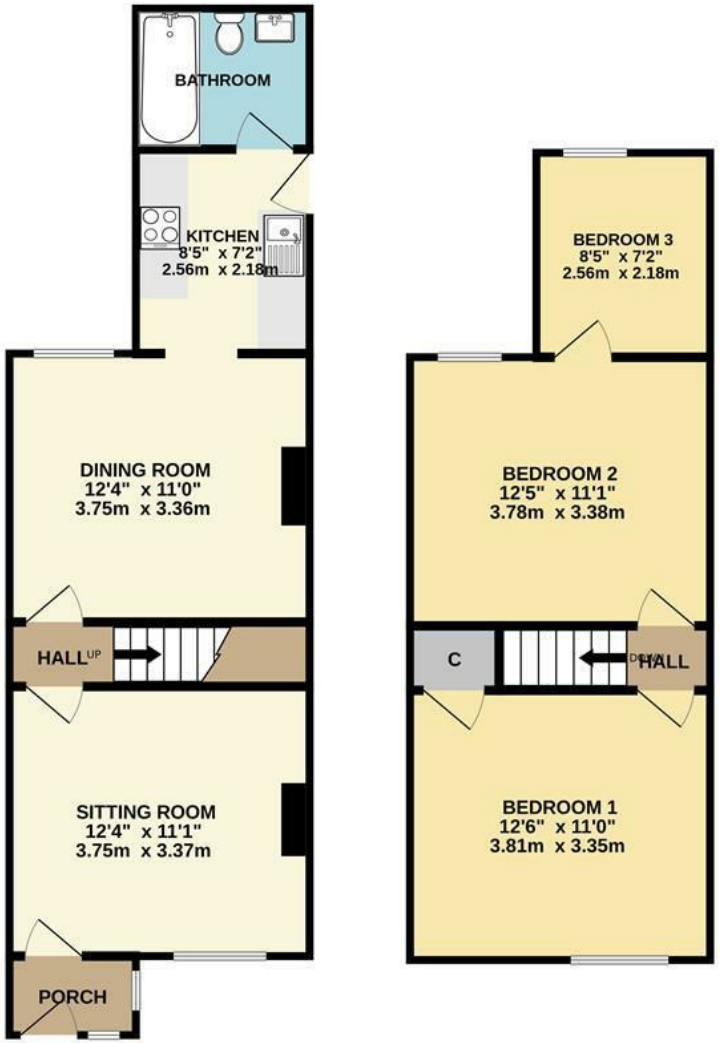
Externally, the property benefits from a private and easy-maintenance rear garden, creating a pleasant outdoor space ideal for relaxing, entertaining or enjoying some fresh air. The manageable layout makes the garden easy to maintain while still providing plenty of scope for garden furniture, planters and other personal touches. It offers a lovely extension to the living accommodation during the warmer months and provides a practical outdoor area for a variety of uses. On-street parking is available to the front of the property, providing convenient parking close to the home.

LOCATION

Primrose Road is situated within Norwich, offering the convenience of city living while being positioned within an established residential setting. The property is well placed for access to a range of everyday amenities, local shops and services, with the wider attractions of Norwich available nearby. Norwich city centre offers an excellent selection of shopping, restaurants, cafés, cultural attractions and leisure facilities, while the city's transport connections provide convenient access to surrounding areas. The combination of a residential setting, accessible amenities and proximity to the city makes this an appealing location for families, first-time buyers and commuters alike.

GROUND FLOOR

1ST FLOOR



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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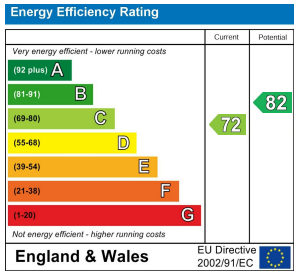
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Council Tax Band

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