

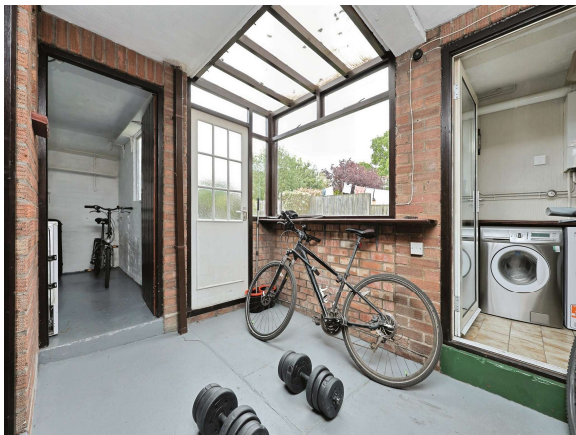


**Buckingham Road, Norwich NR4 7DE**

**welcome to**

**Buckingham Road, Norwich**

A spacious and versatile four-bedroom mid-terraced home in a popular NR4 location close to Eaton Park, UEA and excellent transport links. Offering generous living accommodation, multiple work-from-home options, driveway parking and a private rear garden early viewing is recommended!



### **Entrance Porch**

A newly installed composite front door welcomes you into the extended entrance to the front, whilst an internal door provides access to the entrance hall.

### **Entrance Hall**

Leading from the entrance porch this hallway provides access to the ground floor lounge and furthermore bedroom three and the kitchen, whilst a flight of stairs provides access to the first floor accommodation.

### **Kitchen**

A well-maintained traditional kitchen with extensive cabinetry, gas hob, integrated oven, tiled flooring and a pleasant outlook to the garden. Ample worktop space and storage make it highly functional.

### **Lounge**

A bright, welcoming reception room with a large window, comfortable seating layout and neutral décor — a practical social space for families or sharers.

### **Bedroom Three**

A well-presented double room with good natural light, currently arranged as a tidy bedroom with wardrobe and storage.

### **Rear Lobby**

Leading from the kitchen, the undercover rear lobby provides access to the office space, wc, rear garden and passageway.

### **Office**

A dedicated workspace perfect for home working, study or additional storage.

### **Wc**

Convenient ground-floor toilet.

### **Landing**

Leading from the ground floor the landing provides access to three first floor bedroom, shower room and wc.

### **Bedroom One**

A generous double bedroom with neutral décor and space for wardrobes and additional furniture.

### **Bedroom Two**

Another good-sized double room, well presented and suitable for sharers or family use.

### **Bedroom Four**

A tidy single bedroom with workspace potential, ideal for a child, guest room or study.

### **Shower Room**

Modern white suite with corner shower enclosure, pedestal basin, storage cabinet and frosted window for natural light.

### **Wc**

Additional convenience for busy households.

### **External**

To the front there is a convenient driveway providing off road parking with a frontage that leads to the front door. To the rear there is a private, enclosed garden with lawn, planting borders and a central pathway. Plenty of space for outdoor seating, storage or light landscaping. A practical, low-maintenance outdoor area.



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welcome to

## Buckingham Road, Norwich

- Four bedrooms across two floors
- Two separate reception spaces including a comfortable lounge
- Large kitchen with dining area
- Ground-floor office ideal for home working
- Modern shower room plus two WCs

Tenure: Freehold EPC Rating: C

Council Tax Band: B

offers in excess of

**£265,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
UNR107077 - 0002

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### directions to this property:

Proceed out of Norwich via the Unthank Road taking a right hand turn at the traffic lights onto Colman Road. Take a left hand turn into South Park Avenue and then left into Buckingham Road where the property will be located on your left hand side.

**Not for marketing purposes INTERNAL USE ONLY**



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