

FREEHOLD





House - Mid Terrace (EPC Rating: D)

CHURCHILL ROAD
NORWICH
NR3 4PY

Offers in the region of

£250,000

FEATURES

- Two-Bedroom Mid-Terrace
- Separate Dining Room
- Ground-Floor Shower Room
- Bright and Spacious
- On-Street Parking
- Spacious Sitting Room
- Modern Kitchen
- Newly Decorated Throughout
- Rear Garden with Patio Area
- Convenient NR3 Location

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Ben Allman
Estate & Letting Agents

2 Bedroom House - Mid Terrace located in Norwich

This beautifully presented two-bedroom, two-bathroom mid-terrace home boasts a modern interior, spacious accommodation and a generous rear garden, making it an ideal purchase for first-time buyers, couples or small families.

Upon entering, you are welcomed into a bright and spacious sitting room, featuring modern décor, comfortable carpeting and ample space for furniture. A lovely curved feature wall creates character and flows through to the dining room, with the staircase conveniently positioned between the two reception rooms.

The dining room is another generous space, finished with stylish herringbone flooring and benefiting from a useful storage cupboard. This leads into the modern kitchen, which offers a contemporary finish, integrated appliances and excellent worktop and storage space. The kitchen flows through to a lobby area providing access to the rear garden and a modern ground-floor shower room, complete with a large walk-in shower, wash basin and WC.

To the first floor, the spacious primary bedroom offers plenty of room for bedroom furniture and benefits from its own modern en-suite, comprising a large bath with overhead shower, wash basin and WC. Bedroom two is another well-proportioned double room, ideal as a child's bedroom, guest room, home office or dressing room.

Externally, the property enjoys a generously sized rear garden with a patio area, perfect for entertaining, outdoor dining and relaxing. To the front, there is on-street parking.

Offering a modern interior, two reception rooms, two double bedrooms and two bathrooms, this lovely home provides spacious and versatile living accommodation throughout and is well worth viewing.

SITTING ROOM

11'3" x 11'1"

Located at the front of the property, the sitting room is a bright and spacious reception room, offering ample space for a range of living room furniture. The room benefits from modern décor, comfortable carpeting and a lovely feature curved wall which adds character and creates a seamless flow through to the dining room. A welcoming space ideal for relaxing and entertaining.

DINING ROOM

11'3" x 11'0"

Positioned towards the rear of the sitting room, the dining room is another generously proportioned reception space, featuring stylish herringbone flooring which adds a contemporary touch. There is ample room for a dining table and chairs, along with a useful built-in storage cupboard. The staircase to the first floor is conveniently positioned within this area, and the room provides access through to the modern kitchen.

KITCHEN

6'5" x 7'11"

Located towards the rear of the property, the modern kitchen offers a stylish and contemporary finish, fitted with a range of modern wall and base units, integrated appliances and generous worktop space. The layout provides excellent storage and preparation areas, while allowing plenty of natural light to enter. The kitchen leads through to the rear lobby, providing access to the garden and ground-floor shower room.

LOBBY

Situated beyond the kitchen, the lobby provides a useful connecting space with direct access to the rear garden. It also offers access to the ground-floor shower room, making it a practical addition to the property's layout.

SHOWER ROOM
Conveniently located off the rear lobby, the modern shower room is fitted with a large walk-in shower, wash basin and WC. Finished in a contemporary style, this is a particularly useful addition, offering flexibility for family living and visiting guests.

PRIMARY BEDROOM
11'3" x 11'0'
Positioned at the front of the first floor, the primary bedroom is a spacious double room, featuring modern décor and carpeting throughout. There is ample room for a double bed and a range of bedroom furniture, while the added benefit of a private en-suite provides extra convenience and privacy.

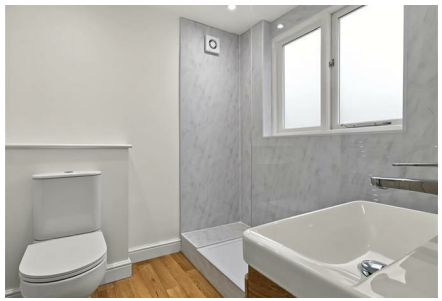
EN-SUITE
Accessed directly from the primary bedroom, the modern en-suite comprises a large bath with an overhead shower, wash basin and WC. Finished in a contemporary style, it provides excellent additional bathroom facilities.

BEDROOM TWO
11'3" x 11'1"
Located towards the rear of the first floor, bedroom two is another well-proportioned double bedroom, offering plenty of space for bedroom furniture. This versatile room would make an ideal child's bedroom, guest room, home office or dressing room, depending on individual requirements.













OUTSIDE

Accessed via the lobby at the rear of the property, the generously sized garden offers a lovely outdoor space to enjoy. There is a patio area providing an ideal setting for outdoor dining, entertaining and garden furniture, with additional space offering potential for planting and landscaping.

To the front, the property presents as a traditional mid-terrace home, with an attractive brick frontage and on-street parking available.

LOCATION

Situated on Churchill Road in the popular NR3 area of Norwich, the property is conveniently located close to a range of local shops, supermarkets, cafés, pubs and restaurants. There are several nearby schools, making it an appealing location for families.

Norwich city centre is within easy reach, offering a fantastic selection of shopping, dining and leisure facilities. The area also benefits from local bus services, convenient road links and access to Norwich Railway Station. For those who enjoy the outdoors, Mousehold Heath is nearby, providing lovely green spaces and walking routes.



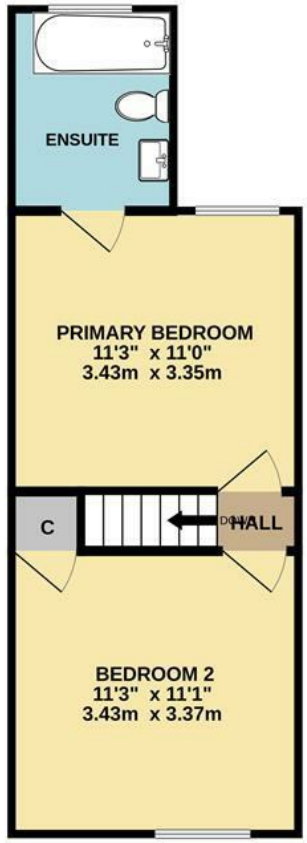




GROUND FLOOR



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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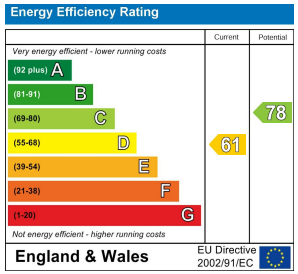
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Council Tax Band

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