



## 37 Crome Road, Norwich

Guide Price £220,000 - £230,000



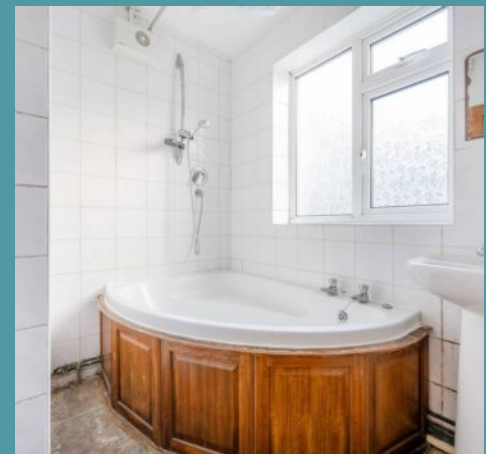
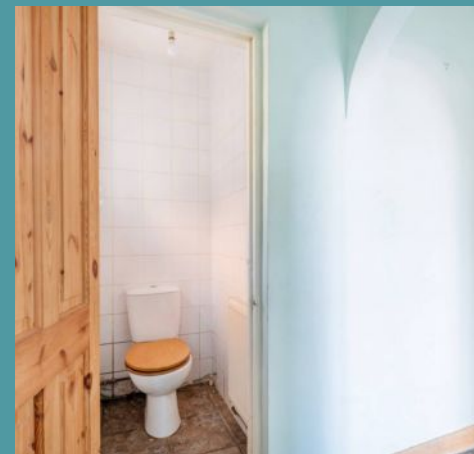
# 37 Crome Road

## Norwich

Offered chain free, this semi-detached residence is ideal for those looking for their perfect first home, a renovation project, or an investment purchase with plenty of potential. Highlighting a spacious sitting room, a kitchen, a bathroom with a separate WC and three bedrooms. Externally, you will find a levelled garden that is fully enclosed and on-road parking. Don't miss out on the chance to secure this versatile and well-positioned property in the sought-after area of Mousehold, in the city of Norwich.

### Location

Mousehold is a residential area located just northeast of Norwich city centre. The neighbourhood is surrounded by scenic green spaces, including the popular Mousehold Heath, ideal for outdoor activities. Local amenities are easily accessible, with a variety of shops, cafes, and independent businesses along nearby roads. For families, several well-regarded schools are within close proximity, making it a desirable location for those with children. Transport links are excellent, with frequent bus services connecting Mousehold to the city centre and other key areas of Norwich. The city centre itself is just a short distance away, offering a wide range of shops, restaurants, cultural attractions, and transport options, including the Norwich train station.



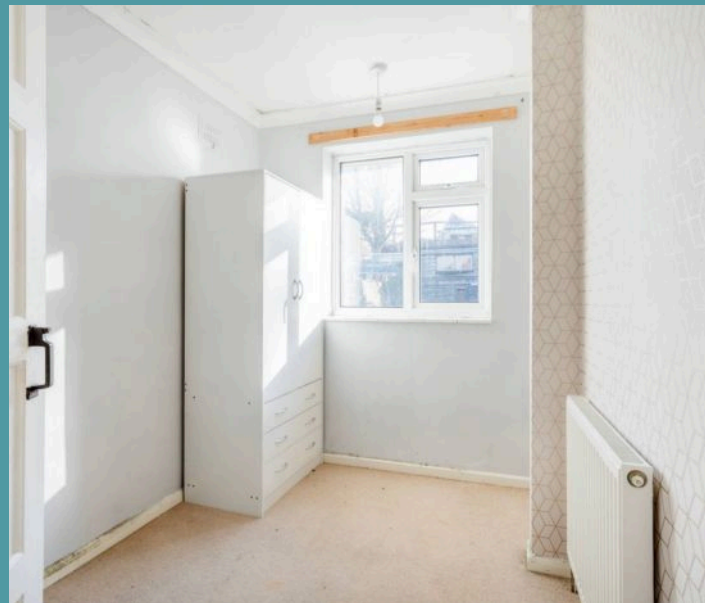
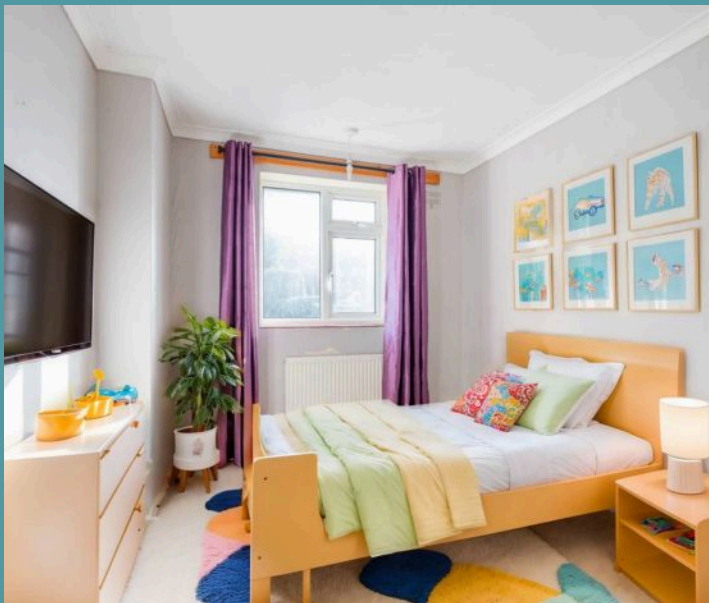


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Norwich

Upon entering the property, residents are greeted by a spacious sitting room, providing a warm and welcoming ambience for relaxing and entertaining. The kitchen, while functional, requires modernisation, offering the chance for new owners to put their stamp on this space and create a space that adapts to their own requirements. The ground floor features a convenient bathroom and a separate WC, catering to the needs of a modern household. Upstairs, you'll find three well-proportioned bedrooms, offering comfortable and private spaces for rest and relaxation. The third bedroom has the versatility to be a home office, a playroom or a dressing room, depending on your own requirements.

Externally, the property features a levelled garden that is fully enclosed, providing a secure space for outdoor activities and enjoyment. A timber storage shed offers additional storage space for gardening tools or outdoor equipment. On-road parking is available at the front of the property.







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### Agents notes

We understand that this property is freehold. Connected to mains water, electricity, gas and drainage.

Heating system - Gas central heating.

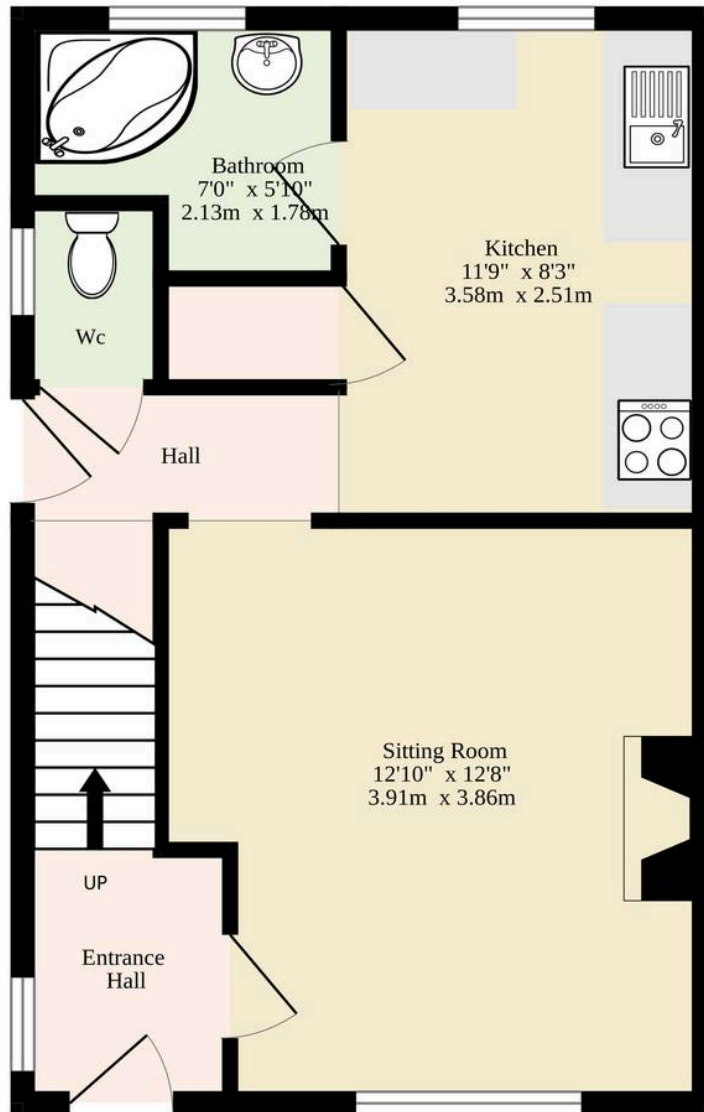
Council Tax Band: B

- Chain free
- Semi-detached residence within the sought-after area of Mousehold in Norwich
- Perfect first home, renovation project or investment purchase with plenty of potential
- Spacious sitting room and a kitchen that requires modernisation
- Ground floor bathroom and a separate WC
- Three bedrooms
- Levelled garden that is fully enclosed and a timber storage shed
- On-road parking available
- Close to local shops, schools, healthcare facilities, parks and transport, with easy access to the city centre

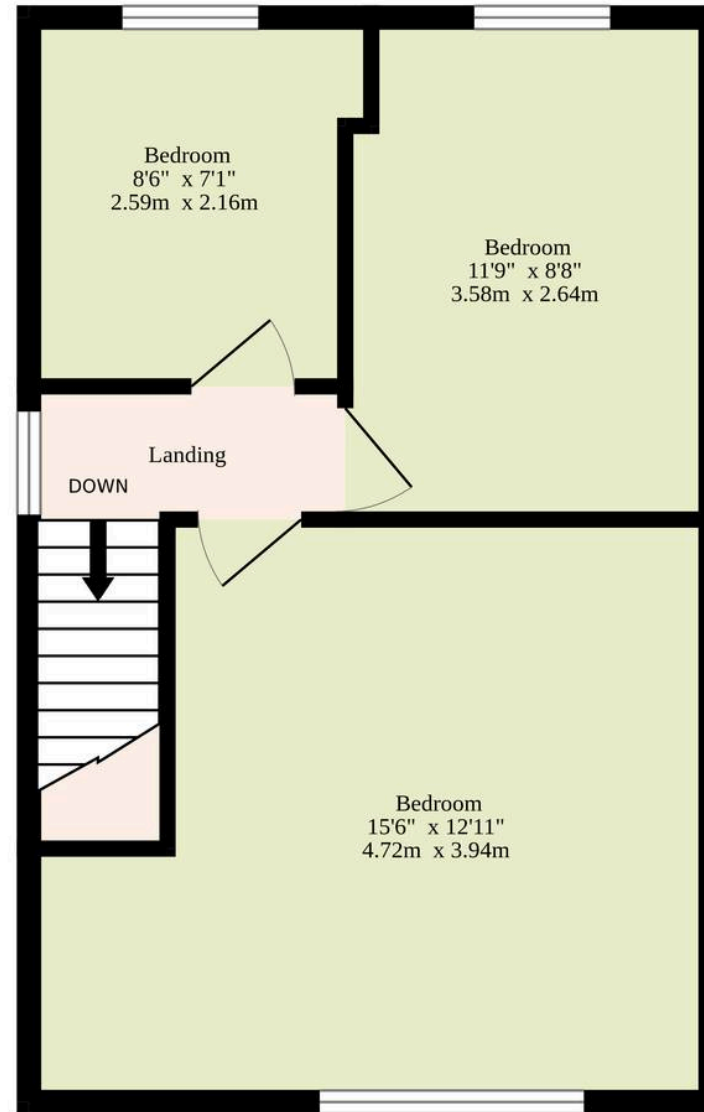




**Ground Floor**  
335 sq.ft. (31.1 sq.m.) approx.



**1st Floor**  
368 sq.ft. (34.2 sq.m.) approx.



**TOTAL FLOOR AREA : 703 sq.ft. (65.3 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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