



7 Trafford Road, Norwich

Guide Price £380,000 - £400,000

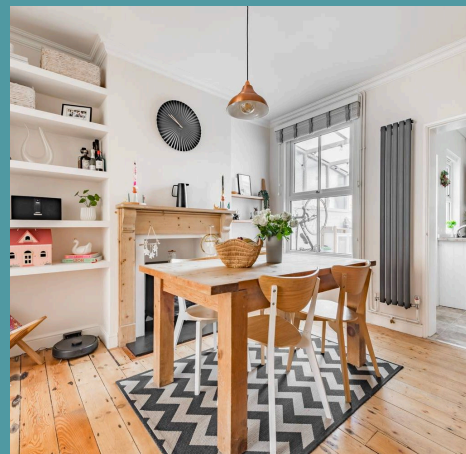
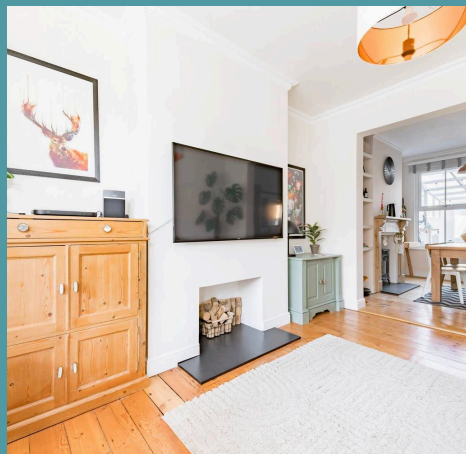
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Norwich

With its flexible and spacious layout, this beautiful family home presents endless possibilities to adapt the living spaces to suit your preferences and lifestyle. Designed with modern living in mind, this home highlights an open-plan sitting/dining room, an equipped kitchen, versatile sun-room, three bedrooms, a bathroom and an enclosed garden. Don't miss the chance to make this terrace property your own and create lasting memories in a welcoming and well-connected community.

Location

Norwich NR1 is a vibrant area located in the heart of Norwich, the county of Norfolk. The area is close to the city centre, offering easy access to a wide range of amenities including shopping, restaurants, and public transport links. It's also home to attractions like Norwich Castle and the Norwich Theatre Royal. NR1 is popular with both students, due to its proximity to the University of East Anglia, and professionals who enjoy the convenience and charm of the city. With a lively atmosphere and a strong sense of community, it's a great place to live.





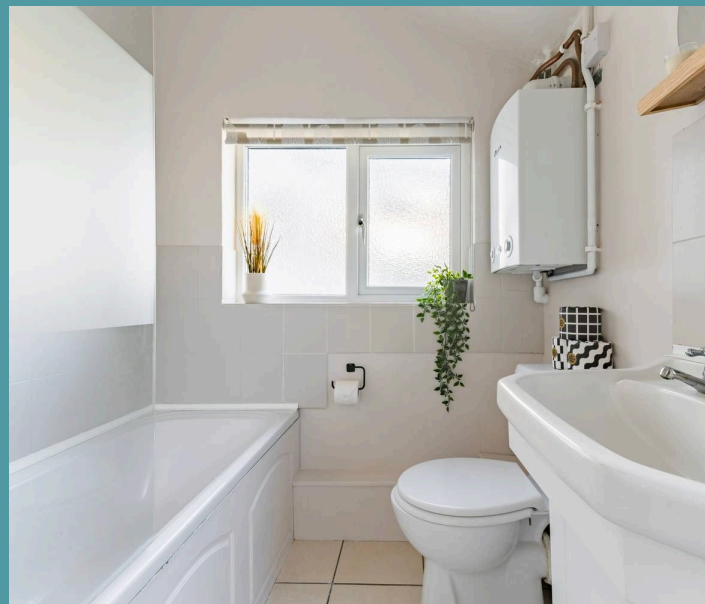
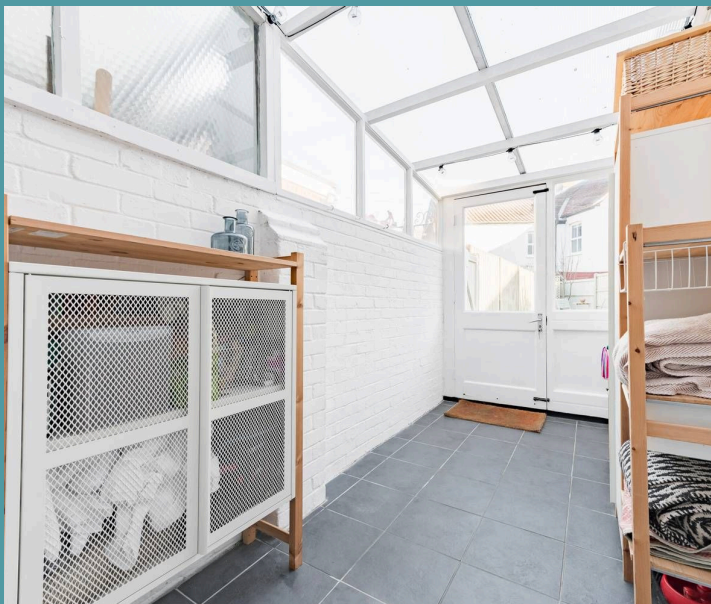
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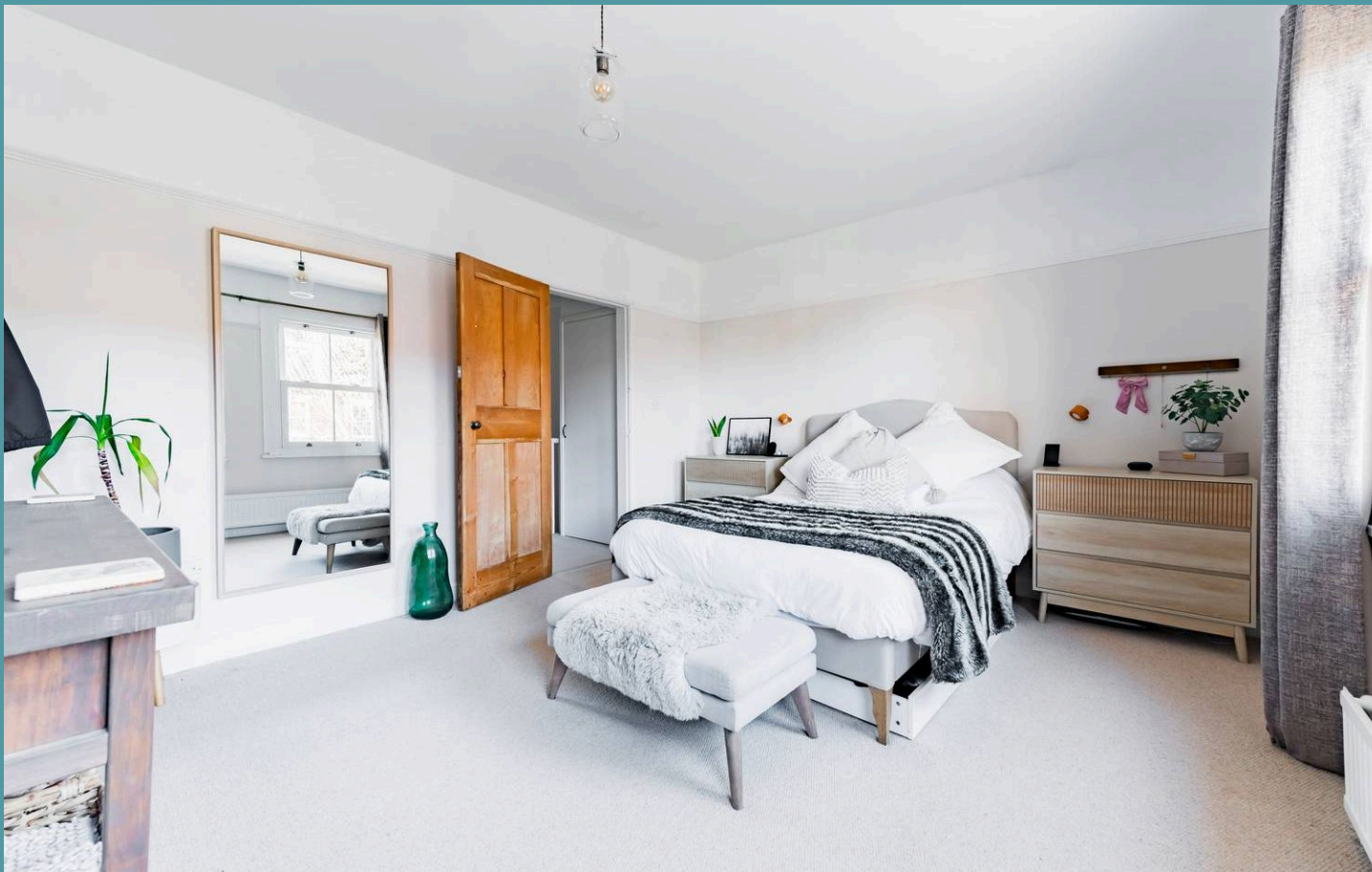
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This beautiful home welcomes you with a warm and inviting ambience as you step through the front door. Immediately capturing your attention is the open-plan sitting/dining room, that serves as the focal point of the home, providing a versatile space for relaxation and entertaining guests. Natural light floods the room, creating a bright and airy atmosphere that is further accentuated by a charming feature fireplace and a large bay window.

The kitchen is equipped with fitted units and integrated appliances, to enhance your cooking experience. Offering ample amount of storage and counter-top space for meal preparation. Adjacent to the kitchen, a versatile sunroom offers the flexibility to serve as a utility room, additional seating area, or a convenient storage space as per your requirements. The bathroom comprises of a three piece suite, accommodating all residents in the household.

Ascending the staircase, you will find three well-appointed bedrooms, each thoughtfully designed to offer relaxation and privacy. The light-filled interiors of the bedrooms have been carefully designed to provide comfort, ensuring a peaceful night's sleep for all residents.





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Outside, a non-bisected garden awaits, providing a serene outdoor space to enjoy dining, gardening, or simply relaxing in the sunshine in complete privacy. Fully enclosed, the garden offers a secure and secluded space from the hustle and bustle of city life. Permit parking is available at the front of the residence.

Agents Notes

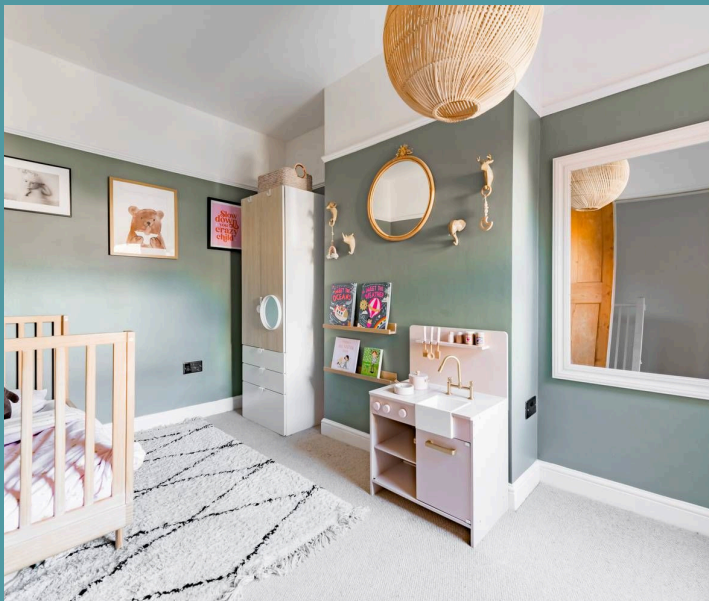
We understand that this property is freehold.

Connected to mains water, electricity, gas and drainage.

Heating system - Gas.

Permit parking - £200 for 18 months.

Council Tax Band: C

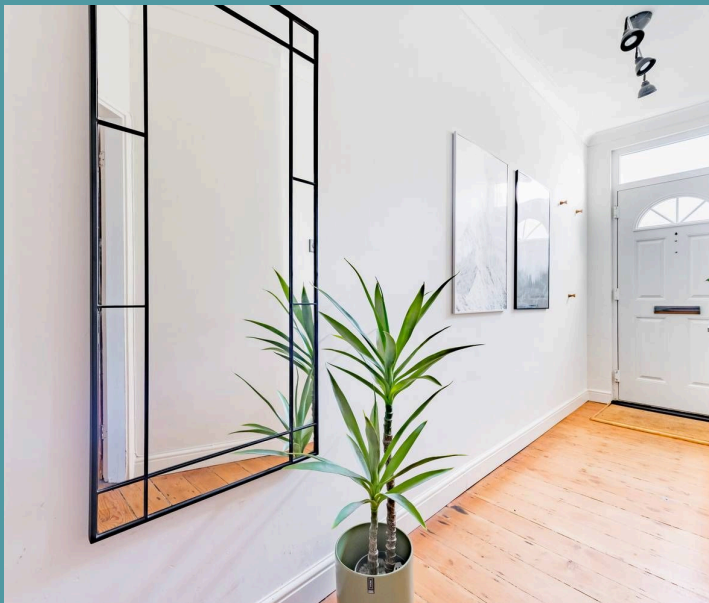




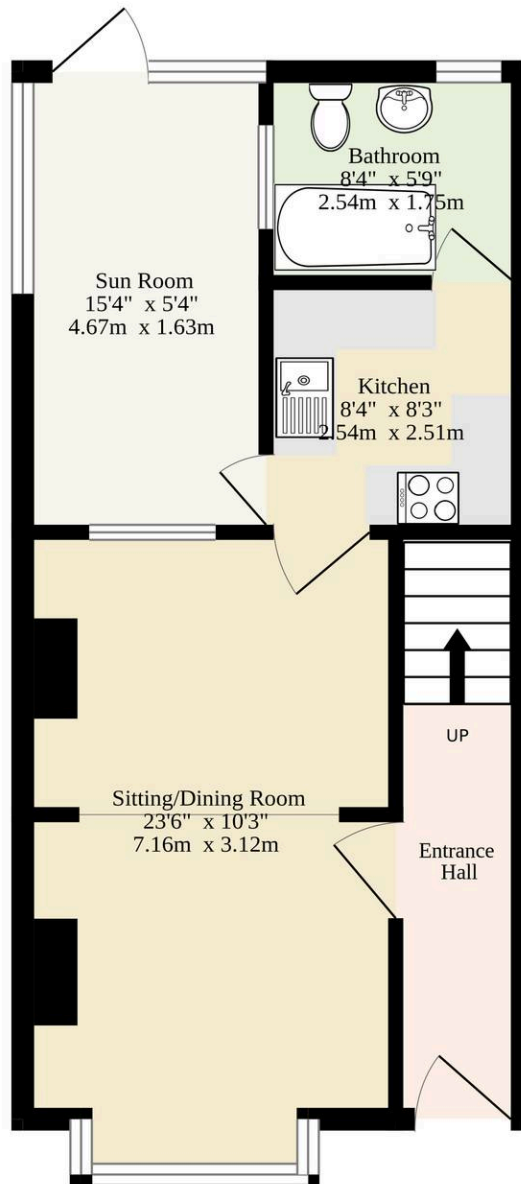
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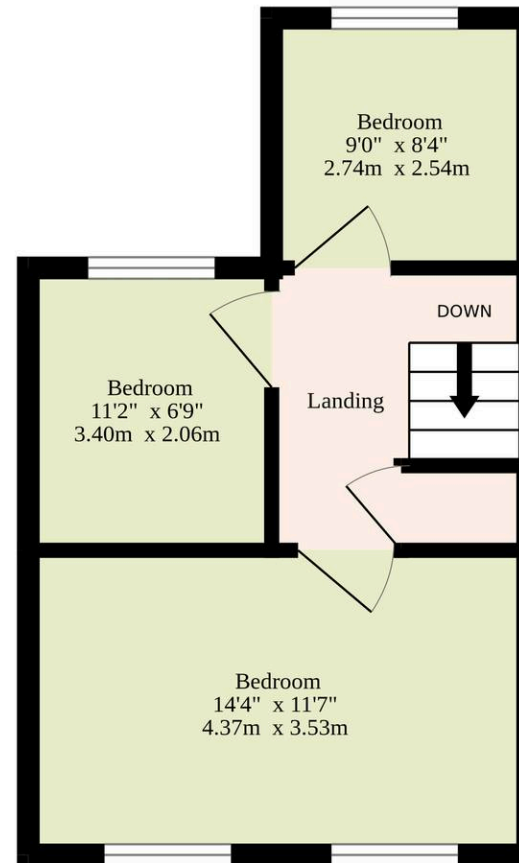
- Traditional style mid-terrace residence in the city of Norwich
- Beautiful family home with flexible and spacious accommodation to adapt to your own preferences
- Open-plan sitting/dining room for relaxation and entertaining, accentuated by a feature fireplace and a large bay window
- Kitchen to be able to cook your favourite meals
- Versatile sun room with the option to be a utility room, storage or additional seating area
- Three light-filled bedrooms, thoughtfully designed to offer comfort and privacy
- Non-bisected garden that is fully enclosed for privacy
- Short distance to the city centre, offering amenities including shops, transport, healthcare facilities and schools



Ground Floor
496 sq.ft. (46.1 sq.m.) approx.



1st Floor
354 sq.ft. (32.9 sq.m.) approx.



TOTAL FLOOR AREA : 850 sq.ft. (79.0 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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