



## 48 Waterloo Road, Norwich

£240,000 Freehold

Guide Price £240,000 - £250,000. This traditional terraced home on Waterloo Road offers a stripped-back rustic feel with modern touches throughout. Boasting high ceilings and an entrance hall, it provides a sense of space and character uncommon in terraced properties. The two reception rooms offer flexible living options, while the kitchen features stylish oak worktops and flooring for timeless appeal. With two bathrooms—an ensuite and a ground-floor shower room—this home provides practical luxury rarely found in similar properties. The private rear garden and on-street parking further enhance its appeal.



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### The Location

Located on Waterloo Road, Norwich, this property sits in the heart of NR3, an area known for its historic charm and modern convenience. Just a short walk away, independent shops, cafés, and popular pubs create a lively community atmosphere. Excellent transport links provide quick access to Norwich city centre and surrounding areas.



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Outdoor spaces are a key highlight, with Waterloo Park just moments away, offering landscaped gardens, a café and tennis courts. Catton Park provides expansive parkland for walks, picnics, and outdoor activities, while the River Wensum adds a scenic option for riverside strolls.

### Waterloo Road

This charming two-bedroom terraced home on Waterloo Road blends traditional character with modern convenience, making it an appealing choice for first-time buyers. Boasting an entrance hall—an uncommon feature in terraced properties—this home immediately sets itself apart.

The two reception rooms offer versatility, whether you're looking for a cosy lounge or a dedicated dining space, while the rustic feel throughout adds warmth. High ceilings enhance the sense of space, creating an airy and inviting atmosphere from the moment you step inside.

The kitchen features stylish oak worktops and matching oak flooring, adding to the home's timeless appeal. A rare and highly practical feature of this property is the presence of two bathrooms—a sleek, modern shower room on the ground floor and an ensuite attached to one of the spacious double bedrooms. It's an unexpected luxury in a terraced home and ensures convenience for residents and guests.

The private rear garden offers a peaceful outdoor space that's not too overlooked, providing just the right amount of



Ground Floor  
432 sq.ft. (40.1 sq.m.) approx.

1st Floor  
377 sq.ft. (35.0 sq.m.) approx.



TOTAL FLOOR AREA : 809 sq.ft. (75.2 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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