



15 Carleton Road, Norwich - NR7 8NJ

£375,000 Freehold

Guide Price £375,000 - £400,000. Elevated living and outdoor appeal are found within this transformed three-bedroom home. The spacious shingle driveway, paired with a landscaped front garden featuring raised flower beds and mature shrubs, offers a warm welcome. Inside, high-spec finishes include Karndean flooring, premium Russell Hobbs appliances and a four-piece family bathroom with crisp sanitaryware. The open-concept kitchen, dining, and living space showcases a classic color scheme, wooden work surfaces and Velux windows, flooding the area with natural light. Beyond the main living space, the 518 sq. ft. outside with bi-fold doors, two generous rooms and a stylish shower room, provides a space for remote work or entertaining. A cutting-edge 9.2kW PV system with battery storage delivers sustainable living, ensuring energy efficiency without compromising on style.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: A

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The Location

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The Location

Carleton Road is ideally located in a highly sought-after area of Norwich, offering a variety of convenient amenities. The Marks & Spencer Simply Food store is just around the corner, perfect for everyday shopping. Additionally, local shops including a hairdresser, butcher, and the Co-op on Cannerby Lane are nearby, providing even more convenience for residents. Sprowston Secondary School is within walking distance, making it an excellent choice for families.

For additional shopping options, the Sprowston Retail Park is just a short drive away, featuring a Tesco Superstore and Lidl. The property also provides easy access to Norwich city centre, ideal for both commuting and enjoying the city's attractions. For dog owners, Mousehold Heath, with its expansive green spaces, offers a perfect spot for walks and relaxation with their furry companions, alongside well-lit roads nearby for pleasant strolls around the area.

Carleton Road

Set a distance from the road, the property is approached over a spacious shingle driveway, offering ample off-road parking. A thoughtfully landscaped low-maintenance front garden, adorned with raised flower beds and mature shrubs, establishes an inviting atmosphere from the start. Double gates to the side lead to a beautifully designed south-facing rear garden, where a paved sun terrace provides an idyllic space for dining.

Transformed throughout to a luxury standard, the home boasts Karndean flooring that unfolds through the main living spaces. The entrance hall opens into a bright and welcoming hallway, leading to three well-sized bedrooms, each thoughtfully styled for both aesthetics and everyday living. The polished four-piece family bathroom features crisp sanitaryware, a bath, and a walk-in shower—perfectly curated for self-care routines.



Ground Floor
865 sq.ft. (80.4 sq.m.) approx.

Outside Studio
518 sq.ft. (48.1 sq.m.) approx.



TOTAL FLOOR AREA : 1383 sq.ft. (128.5 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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