

47 Ives Road, Norwich - NR6 6DU

£225,000 Freehold

Set in a peaceful residential area, this charming three-bedroom semi-detached house offers a fantastic opportunity for first-time buyers or families seeking a comfortable, well-connected home. The property features a spacious lounge/dining room with a cosy fireplace, a fitted kitchen with ample storage, and a bright conservatory that opens to the rear garden. There are three generously sized bedrooms, a family bathroom, and a separate WC for added convenience. The low-maintenance courtyard garden provides a private outdoor space, while the property's proximity to local amenities, schools, parks, and transport links makes it an ideal choice for everyday living.

Location

Ives Road is located in a sought-after area of Old Catton, Norwich, offering a peaceful residential setting while remaining well-connected to the city. It is close to local amenities, including shops, schools, and parks, making it an ideal location for families. The property benefits from easy access to public transport and major road networks, ensuring a straightforward commute to the city centre and surrounding areas. Ives Road is also just a short distance from Catton Park, a large green space with walking paths and woodlands, perfect for outdoor activities and relaxation.

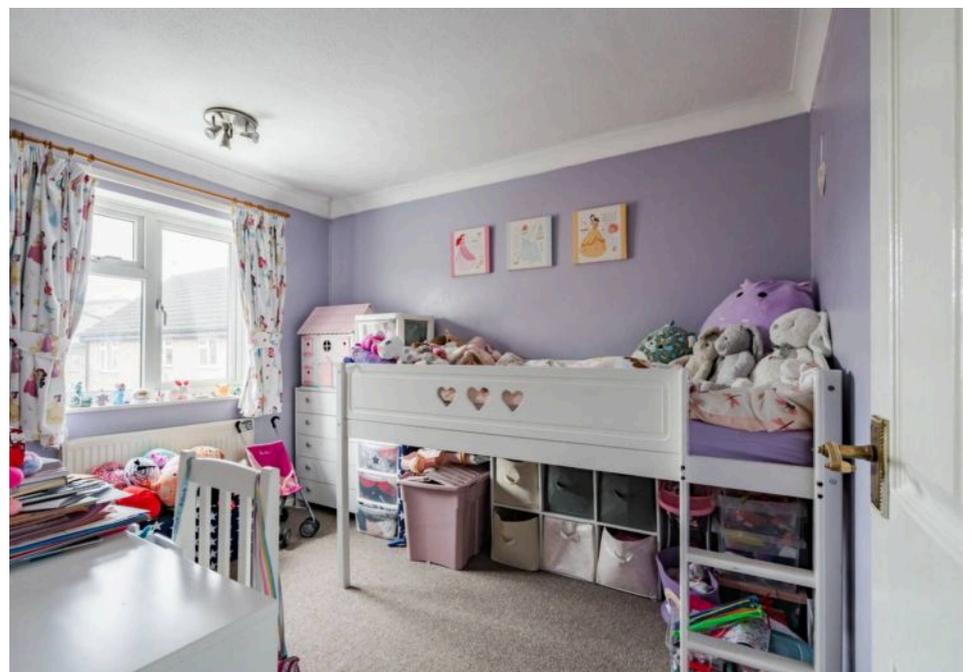


Agents notes

We understand that the property will be sold freehold, connected to mains services water, electricity, gas and drainage.

Heating system- Gas Central Heating

Council Tax Band- B



Ives Road, Norwich

Upon entering the property, a practical layout is evident, with two storage areas conveniently located at the front door and in the hallway, offering ample solutions for organising belongings.

Moving through, the spacious lounge/dining room boasts a cosy fireplace and is filled with natural light, making it a welcoming space for relaxation and entertaining.

The fitted kitchen features cabinets and ample counter space, a designated pantry cupboard, tiled floors, and a tiled backsplash, ensuring both style and practicality in the cooking space.

From the kitchen, a door leads to the bright conservatory, which has a door opening to the outside, providing easy access to the garden.

Upstairs, you'll find three generously sized bedrooms, two of which are doubles, providing plenty of room for a growing family or guests.

The family bathroom is fully tiled and includes a bath with an overhead shower attachment, while a separate WC adds extra convenience for family living.

Throughout the property, double glazing ensures a peaceful and energy-efficient living environment.

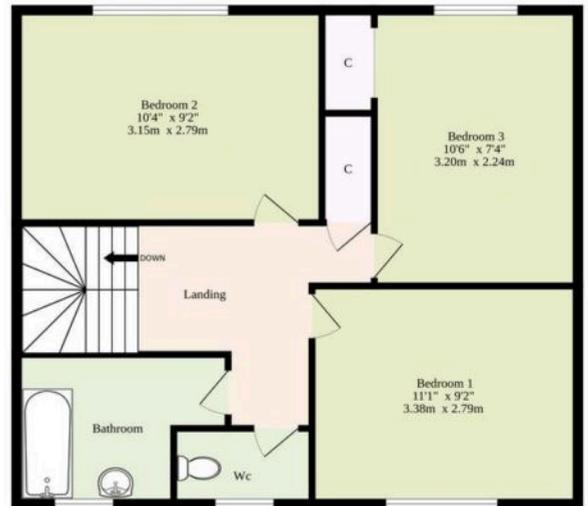
At the rear of the property, there is an enclosed, low-maintenance courtyard garden, mainly laid to slabs, offering a quiet space for outdoor relaxation.



Ground Floor
560 sq.ft. (52.0 sq.m.) approx.



1st Floor
276 sq.ft. (25.6 sq.m.) approx.



Sqft Excludes Hallway, Storage, Landing, Bathroom And Wc

TOTAL FLOOR AREA : 836 sq.ft. (77.7 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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