

## 20 Beaumont Road, Norwich - NR5 0HQ

£270,000 - £280,000 Freehold

Introducing this well-presented two-bedroom semi-detached bungalow, situated in a sought-after residential area and offering a fantastic opportunity for those seeking a comfortable and stylish home. Fully renovated to a high standard, the property features a modern kitchen with sleek fitted cupboards and marble-effect countertops, a newly refurbished contemporary family bathroom, and two generously sized double bedrooms. With a spacious lounge, a good-sized driveway offering off-road parking for up to five vehicles, and an enclosed rear garden with a paved seating area and storage shed, this home is perfect for both relaxation and entertaining. Conveniently all on one floor, this bungalow offers easy accessibility, with local amenities including supermarkets, schools, and public transport links just a short distance away, providing excellent convenience for daily life.



## Location

Beaumont Road is ideally positioned in the residential area of New Costessey, to the west of Norwich, offering convenient access to the University of East Anglia, the Norfolk and Norwich University Hospital, and the A47. The area is well served by local amenities, including supermarkets, schools, and public transport links. Eaton Park, one of Norwich's largest green spaces, is also nearby, providing open space for leisure and recreation. The city centre is within easy reach by car or bus, making this a practical location for both students and professionals. The neighbourhood itself is well established and quiet, with a strong sense of community and easy access to walking and cycling routes.

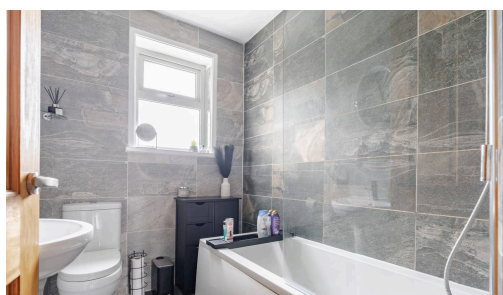


## Agents notes

We understand that the property will be sold freehold, connected to all mains services.

Heating system- Gas Central Heating

Council Tax Band- B





## Beaumont Road, Norwich

Upon entering through the hallway, you are greeted by a well-designed interior that offers a contemporary charm. The spacious and bright lounge features stylish chimney breasts that add character to the room, along with tastefully tiled floors and plenty of space for dining or entertaining guests. This comfortable room provides a welcoming atmosphere, perfect for relaxing or hosting gatherings, with large windows allowing natural light to flood the space.

Continuing through, you will discover the newly renovated, modern kitchen that is sure to impress. Boasting sleek fitted cupboards, marble effect countertops, tiled floors, and convenient plumbing for both a washing machine and dishwasher, this kitchen is as practical as it is visually appealing. A door provides easy access to the outside, enhancing the flow of the living space.

The property features two generously sized double bedrooms, offering ample space and comfort for residents.

A newly refurbished contemporary family bathroom completes the interior, featuring a panelled bath with a shower over and tastefully tiled walls.

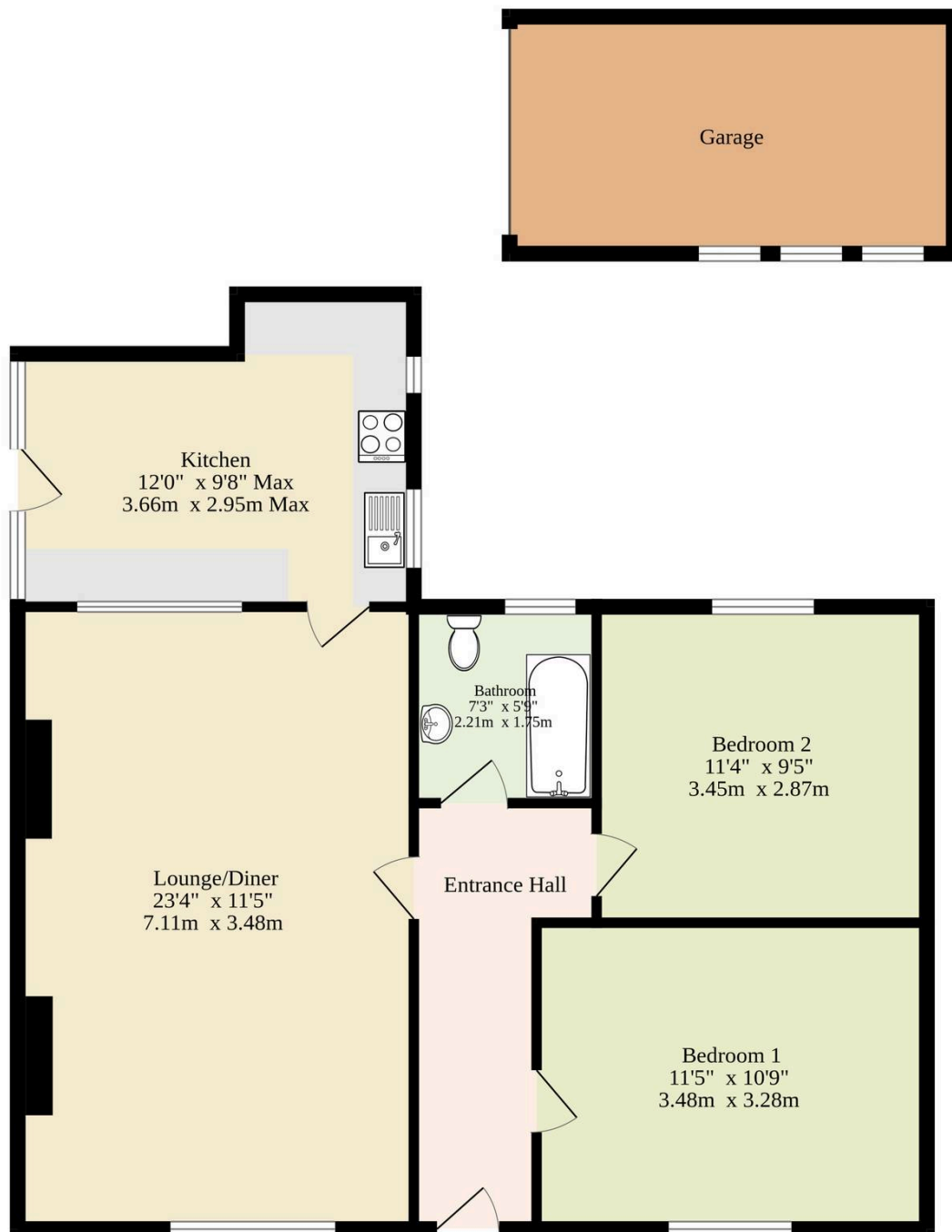
Additionally, the property benefits from double glazing throughout, ensuring improved insulation and energy efficiency, as well as a new boiler installed in 2018.

Outside, you'll find an enclosed rear garden with a paved seating area, perfect for outdoor relaxation or entertaining, along with a useful storage shed for gardening tools and equipment. The garden offers plenty of space for planting or enjoying the outdoors.

A good-sized driveway provides space for up to five vehicles, in addition to a garage, ensuring convenient off-road parking for both residents and visitors.



**Ground Floor**  
**733 sq.ft. (68.1 sq.m.) approx.**



Sqft Excludes Garage

**TOTAL FLOOR AREA : 775sq.ft. (72.0 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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