

6 Rockingham Road, Norwich - NR5 8HY

£270,000 Freehold

Introducing this well-presented three-bedroom mid-terrace house, located in a sought-after area, offering both comfort and practicality. The spacious lounge provides a relaxing space, while the contemporary kitchen/diner, with a separate utility room, is perfect for everyday meals and family time. Upstairs, you'll find two double bedrooms with built-in storage and a versatile third bedroom that can be adapted to suit your needs. An additional separate WC complements the modern family bathroom for added convenience. The low-maintenance rear garden features a raised patio area, a convenient store, and a downstairs WC. Off-road parking is available on the driveway, adding to the practicality of the property. This property is ideally situated, with easy access to the University of East Anglia, local amenities, and excellent transport links.

Location

Rockingham Road is located in the peaceful and well-established area of Bowthorpe in Norwich, offering a great sense of community and easy access to local amenities. The location provides a perfect blend of convenience and tranquillity, with nearby schools, shops, and green spaces. Excellent transport links, including bus routes and road connections, make it easy to travel into the city centre and beyond. The area is also within close proximity to the University of East Anglia, providing access to a vibrant academic and cultural environment. Whether you're enjoying a quiet afternoon in the local parks or exploring the vibrant city life, Rockingham Road offers a well-rounded living experience.



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



Rockingham Road, Norwich

Welcoming you in through its entrance hall, this property boasts a tastefully designed interior, featuring modern appointments throughout and thoughtfully included practical features.

As you step into the spacious and bright lounge, you are greeted by a calm and comfortable feel, complemented by plush carpet flooring and ample cupboard space for storage. There's plenty of room for seating, making it a great space for relaxing or spending time with family.

Moving through to the contemporary kitchen/diner, you'll find a generously sized space designed with both style and practicality in mind. The kitchen features sleek white cupboards, ample counter space for food preparation, and plenty of storage. There's also room for a dining table, making it a useful space for everyday meals or spending time with family and friends. Tiled flooring and a tiled backsplash complete the look. A separate utility room provides convenient access to the garden and includes plumbing for a washing machine and dishwasher, as well as a useful storage cupboard.

Venturing upstairs, the property reveals two sizeable double bedrooms, each featuring built-in storage cupboards, alongside a versatile third bedroom that could easily serve as a home office or a child's room – perfect for adapting to your needs.

The modern family bathroom offers a touch of elegance with stylish tiled walls and a bath with a shower over. A separate WC on this floor adds convenience for busy households.

The property benefits from double glazing throughout, ensuring a quiet and energy-efficient living space.

Outside, the low-maintenance enclosed rear garden offers a peaceful space, featuring a raised concrete patio area perfect for outdoor dining or relaxation. The garden is designed for ease, with artificial grass and minimal upkeep required. There's also a downstairs toilet, located outside and connected to the store, offering additional storage space and making the area even more functional.

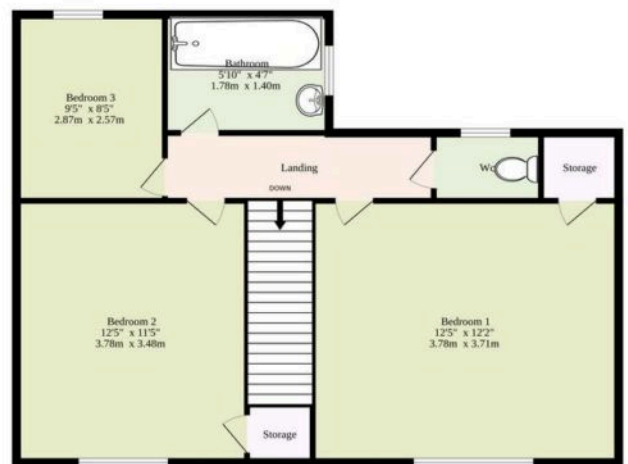
Parking is made effortless with the provision of off-road parking facilitated by a driveway.



Ground Floor
579 sq.ft. (53.8 sq.m.) approx.



1st Floor
467 sq.ft. (43.4 sq.m.) approx.



TOTAL FLOOR AREA : 1046 sq.ft. (97.2 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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