



## 10 Churchill Road, Norwich

£260,000 Freehold

Thoughtfully preserved throughout, this stylish Victorian terrace elevates classic aesthetics with modern enhancements. The fitted kitchen boasts high-spec features, including solid oak worktops, a built-in NEFF oven, Bosch electric hob and integrated Hoover appliances, making it both functional and elegant. Key Victorian details, such as the original wood flooring, cast iron fireplaces, and picture rails, have been carefully maintained, creating a perfect balance of character and contemporary living. The home offers a fitted bathroom suite, two spacious double bedrooms, and a versatile home office, catering to a variety of needs. The rear garden is ideal for hosting and entertaining, and with the city centre just a short walk away, you'll have easy access to a wide range of amenities and transport links, including Norwich Train Station.



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**The Location**

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### The Location

Churchill Road, located in Norwich, is situated in a residential area known for its family-friendly environment and strong community spirit. The road is conveniently positioned within proximity to a range of local amenities, including shops, schools, and parks, making it an ideal location for families and professionals alike. Residents can enjoy easy access to the city centre, just a short distance away, offering a variety of shopping, dining, and cultural attractions.

Churchill Road is well-served by public transport, with regular bus services connecting to various parts of the city, and Norwich Train Station is also nearby, providing direct links to London and other major cities. Additionally, nearby green spaces, such as Mousehold Heath and the River Wensum, offer ample opportunities for outdoor recreation and leisure activities, enhancing the appeal of this desirable neighbourhood.

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The lounge is a true highlight of this home, with its bright and welcoming space that features stunning wood flooring throughout. A cast iron fireplace with detailed tiles adds a touch of classic Victorian elegance, creating a cosy and inviting atmosphere. The room also boasts a picture rail, a TV point and a large double-glazed window that fills the space with natural light. The adjacent dining room provides a perfect space for hosting dinner parties or enjoying family meals. It continues the theme of wood flooring and includes a picture rail and a double-glazed window overlooking the rear garden.

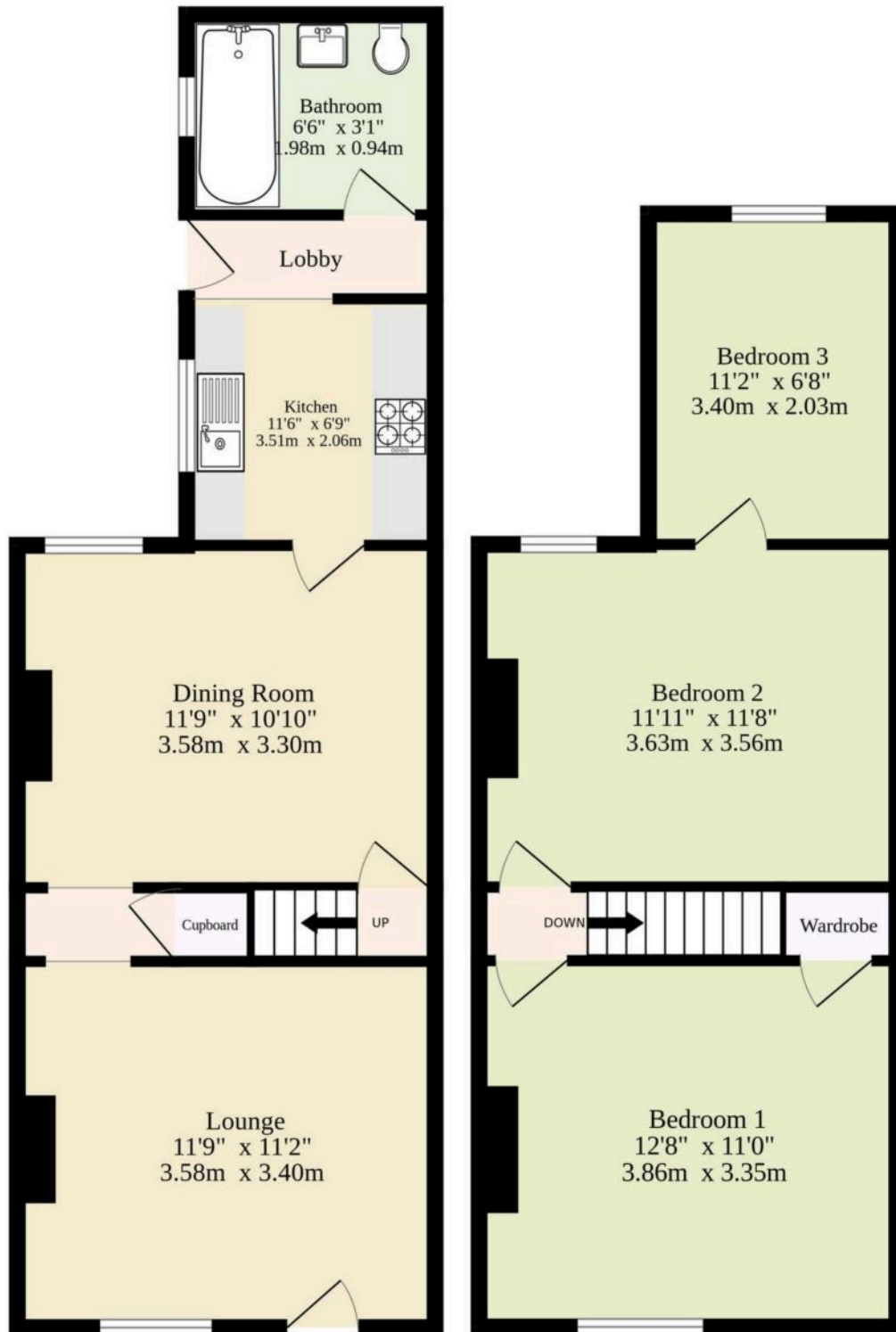
The kitchen has been finished to the highest standard, the kitchen features matching wall and base units with solid oak worktops that provide an elegant and durable surface. A built-in NEFF oven, Bosch electric hob, and Cooke & Lewis



Tenure: Freehold

Ground Floor  
365 sq.ft. (33.9 sq.m.) approx.

1st Floor  
355 sq.ft. (33.0 sq.m.) approx.



TOTAL FLOOR AREA : 720 sq.ft. (66.9 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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