



62 Stafford Street, Norwich

Guide Price £280,000 - £290,000

62 Stafford Street

Norwich

Brimming with charm and modern touches, this stylishly renovated mid-terrace home offers the perfect blend of comfort and convenience in the lively city of Norwich. Ideal for first-time buyers or investors, the property features a bright and spacious sitting room, a contemporary open-plan kitchen/dining area, a sleek ground floor shower room, and three versatile bedrooms. With an enclosed rear garden, timber storage shed, and non-permit on-road parking, this home is a standout opportunity in a sought-after area.

Location

Stafford Street is a well-situated residential road in Norwich, known for its mix of Victorian terraces, tree-lined streets, and vibrant local culture. The street lies just west of the city centre, offering easy access to a variety of independent shops, cafes, and restaurants along nearby Unthank Road and Dereham Road. Local conveniences include several small supermarkets, such as Co-op and Tesco Express, all within walking distance. Families will appreciate the choice of well-regarded schools in the vicinity, including Recreation Road Infant School, Avenue Junior School, and the Notre Dame High School. For healthcare, residents have access to nearby GP surgeries and dental practices, with larger facilities like the Norwich Community Hospital just a short drive away.

The area is well-served by public transport, with regular bus services running along Dereham Road providing easy links into the city centre, the University of East Anglia, and Norwich Railway Station, which connects to London, Cambridge, and other major destinations. The combination of character housing, local amenities, and strong transport connections





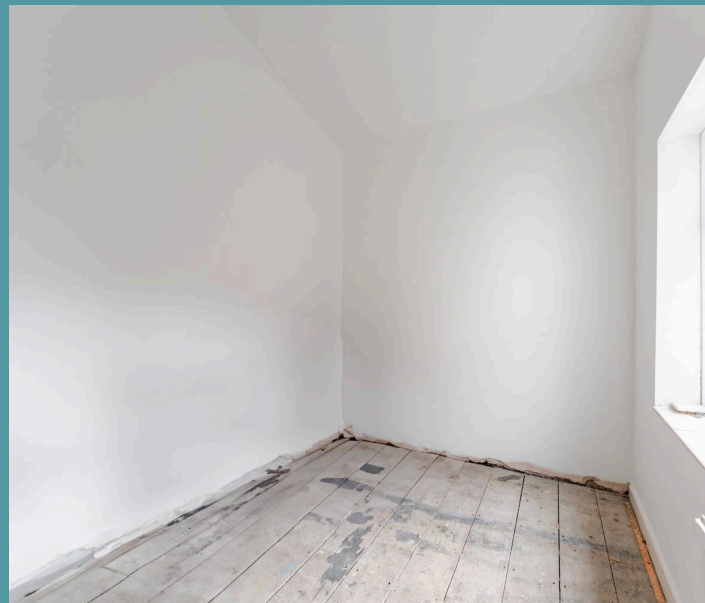
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Step inside to discover a spacious sitting room that is bathed in natural light, creating a warm and welcoming atmosphere – ideal for relaxing evenings or entertaining friends and family. The layout flows seamlessly into an open-plan kitchen and dining area, where contemporary cabinetry provides both style and function. The kitchen is fully equipped with an integrated fridge/freezer, built-in oven and hob, and ample storage, making it a pleasure to cook and dine at home. Also on the ground floor, you'll find a modern shower room fitted with a sleek three-piece suite, combining practicality with a fresh, stylish design.

Upstairs, the home offers three well-proportioned bedrooms, giving you the flexibility to tailor the space to your lifestyle. Whether you're in need of a home office, a dressing room, or a guest bedroom, this property provides the versatility to make it your own.

Outside, the enclosed rear garden offers a private space, perfect for relaxing, gardening, or outdoor dining – and includes a timber storage shed for added convenience. Additional features include on-road non-permit parking, making access easy for both residents and guests.

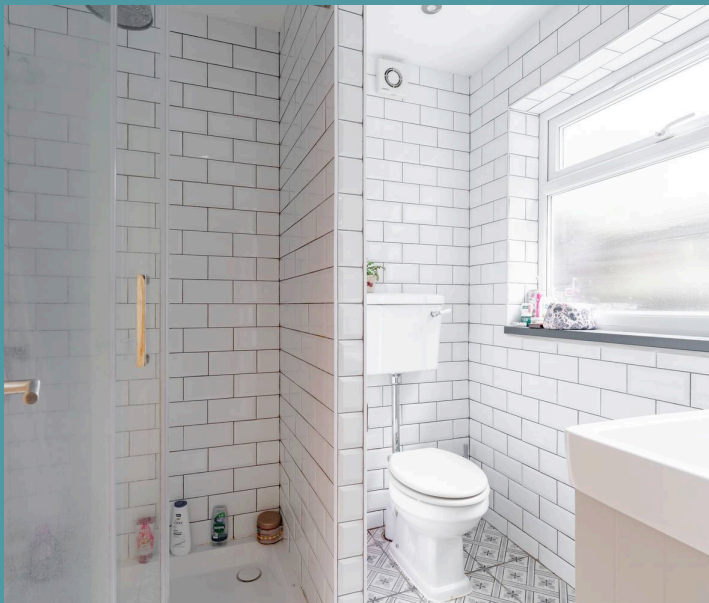




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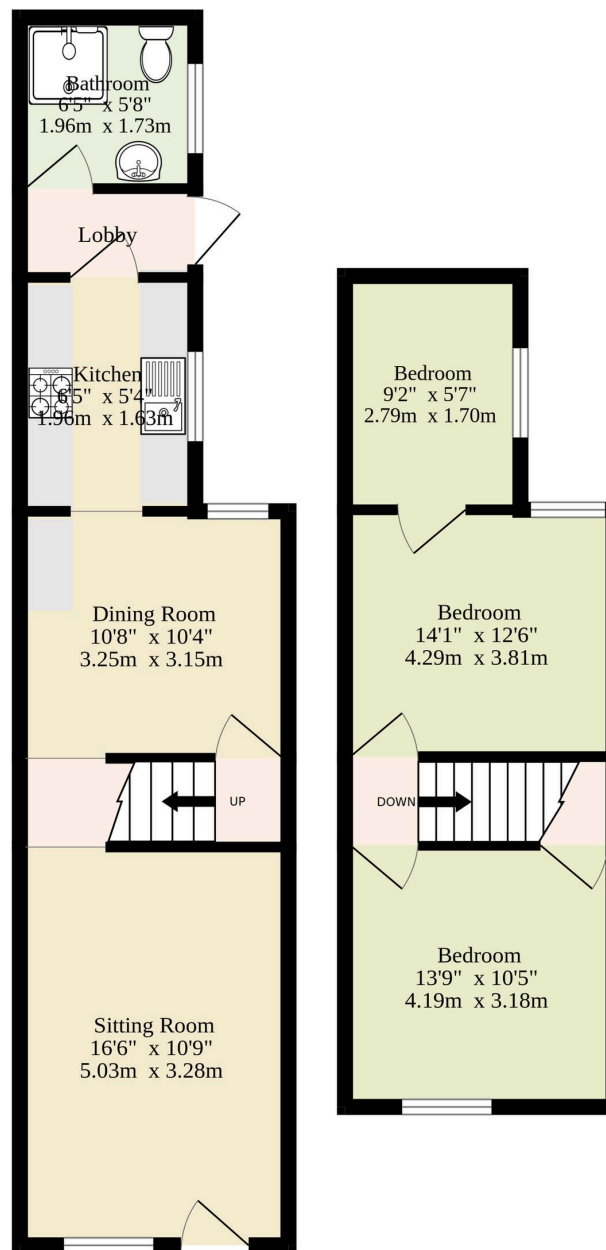
Norwich

- Mid-terrace residence in the vibrant city of Norwich
- Perfect first home or investment purchase
- Spacious sitting room filled with natural light, inviting relaxation and entertaining
- Open-plan kitchen and dining room, equipped with contemporary cabinetry, an integrated fridge/freezer, an oven with a hob and storage space
- Ground floor shower room, showcasing a modern three-piece suite
- Three bedrooms, with the option to have a home office, a dressing room or a guest room
- Enclosed garden with a timber storage shed
- On-road non-permit parking
- Short distance to the city centre, close to local shops, schools, healthcare facilities and transport links



Ground Floor
396 sq.ft. (36.8 sq.m.) approx.

1st Floor
389 sq.ft. (36.1 sq.m.) approx.



TOTAL FLOOR AREA : 785 sq.ft. (72.9 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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