



40 Beatrice Road, Norwich

£325,000 Freehold

Beatrice Road is perfectly located in the heart of Norwich, just a short walk from the city centre and all its shops, cafes and cultural spots. This renovated terraced home with its classic red brick exterior and distinctive bay window, while the checkerboard-style Victorian tiles in the front courtyard add a charming touch. Inside, the hallway entrance is a rare feature in terraced homes, leading to a sitting room with an original fireplace and large bay window that fills the space with light. The kitchen, with its navy and white design, features a Belfast sink and integrated appliances, offering a practical and stylish space for family meals. Upstairs, there are three generously sized bedrooms, and the family bathroom includes both a shower and a bath for ultimate convenience. The garden at the rear is perfect for outdoor living, complete with a blossoming tree that adds a seasonal touch.

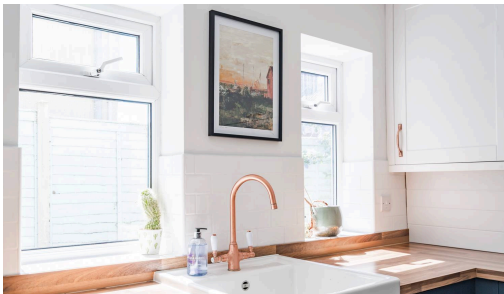
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The Location

Beatrice Road, positioned in the lively heart of Norwich, offers an exceptional location with everything you need right at your doorstep. A short walk takes you to the bustling Norwich city centre, where a wealth of historic landmarks, including the Norwich Cathedral, boutique shops, and cultural attractions, await your discovery.

Enjoy the convenience of being within walking distance of the train station, ensuring easy travel for both work and leisure. Additionally, the popular Jubilee Pub is just a stone's throw away, providing a perfect spot to unwind with friends or enjoy a casual drink.

For those who love dining and entertainment, the Riverside Retail Park is within easy reach, offering a variety of restaurants, cafes, and leisure activities. The nearby Morrisons supermarket ensures that your daily essentials are just a short walk away, making life here both convenient and practical.

With such an excellent range of amenities nearby, Beatrice Road offers an ideal location to experience the best of Norwich, all within walking distance.

Beatrice Road

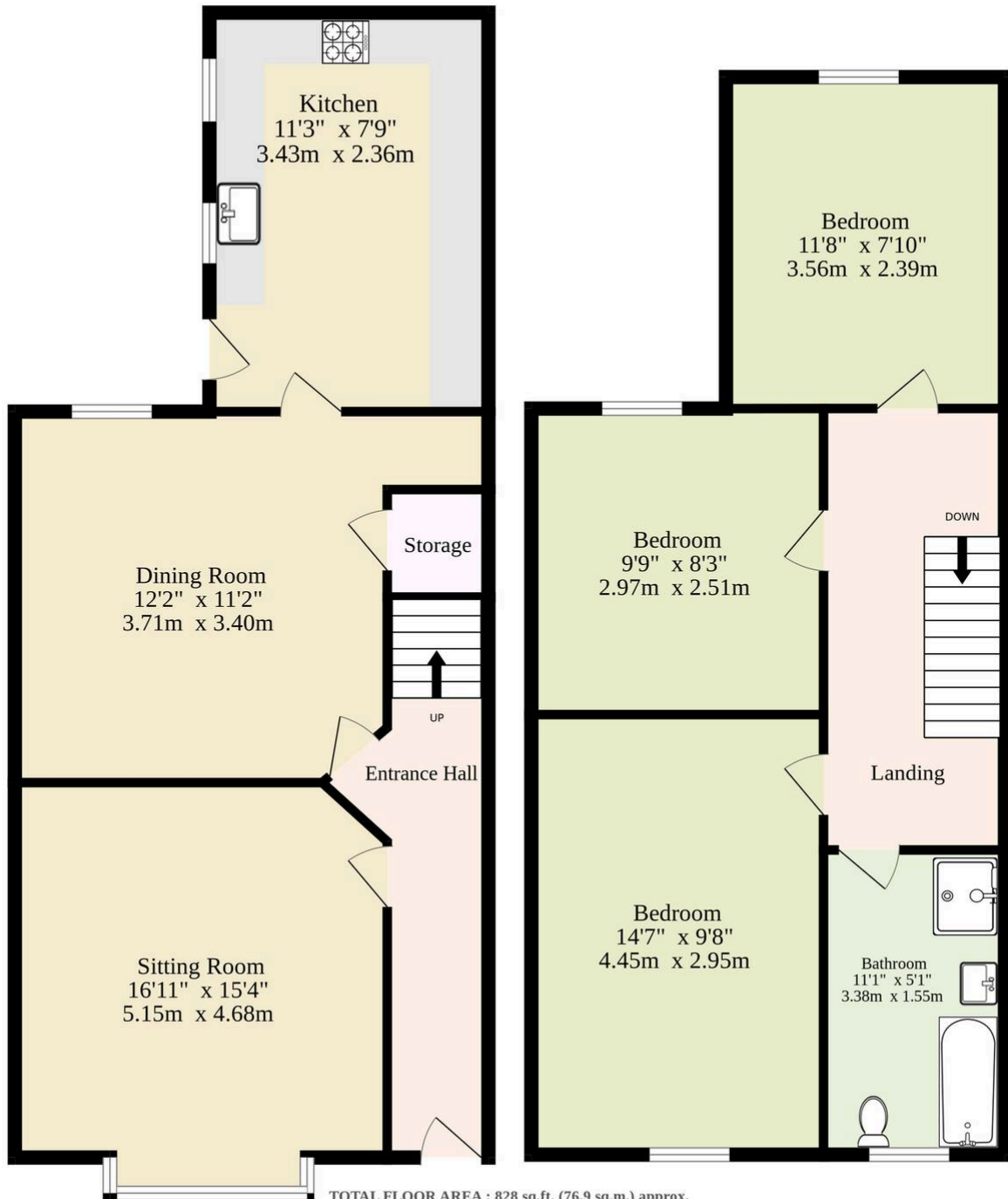
This charming terraced home on Beatrice Road is a true gem that offers character. The classic red brick exterior, with its bay window extending outward, captures the essence of Victorian architecture. The bricked front courtyard, adorned with traditional checkerboard-style Victorian tiles, leads you towards the black front door, which opens into a hallway entrance—a rarity for a terraced home. Inside, lots of work has been done to elevate the living experience, including a



Connected to all mains services

Ground Floor
401 sq.ft. (37.3 sq.m.) approx.

1st Floor
427 sq.ft. (39.7 sq.m.) approx.



TOTAL FLOOR AREA : 828 sq.ft. (76.9 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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