



52 Knowland Grove, Norwich

OIEO £200,000 Freehold

Introducing this charming 3-bedroom mid-terraced house, a versatile property ideal for first-time buyers seeking a starter home, savvy investors looking for a rental opportunity, or families yearning for a place to upsize. With its promising bones and potential, this residence shapes up to be an exciting project for those keen on transforming a property into their dream home.

Location

Knowland Grove enjoys a convenient residential setting in the heart of Norwich's NR5 area, offering easy access to a wide range of local amenities. Just a short distance from the University of East Anglia and the Norfolk and Norwich University Hospital, this location is well-suited for professionals, families, and investors alike. Excellent public transport links and nearby road connections make travel into the city centre or out towards the A47 straightforward. Local shops, schools, parks, and leisure facilities are all within reach, creating a practical and well-connected place to live.



Knowland Grove

Approaching the house, flanked by neat lawns on either side, a warm and welcoming aura envelopes you as you step through the front door into the hallway. To your right, the spacious kitchen beckons, offering ample space for modernisation and a cosy corner with a small countertop perfect for morning coffees.



At the end of the hall, the generously-sized 22ft living room awaits, boasting recently installed patio doors and windows extending towards the rear garden, offering seamless indoor-outdoor living. The living area seamlessly incorporates a dining space, making it ideal for intimate gatherings or family meals. The ground floor is completed by a convenient WC and additional storage space, catering to practical needs effortlessly.

Ascending the stairs, you are greeted by three bedrooms, two of which feature built-in storage solutions, providing efficient space utilisation. A centrally located three-piece family bathroom serves the upper level, ensuring convenience for all residents.

The property's well-sized rear garden is a hidden gem, offering a pleasant space with a lawn, a patio area perfect for al-fresco dining, and a practical storage shed providing additional space for outdoor essentials.

Strategically situated in close proximity to the University of East Anglia (UEA) and Norfolk and Norwich University Hospital (NNUH), this residence offers a prime location for students, hospital staff, or those seeking easy access to these major institutions. Moreover, the property enjoys a convenient position near local amenities, schools, and public transport links, enhancing its appeal for residents seeking a connected and vibrant community lifestyle.

Agents Notes

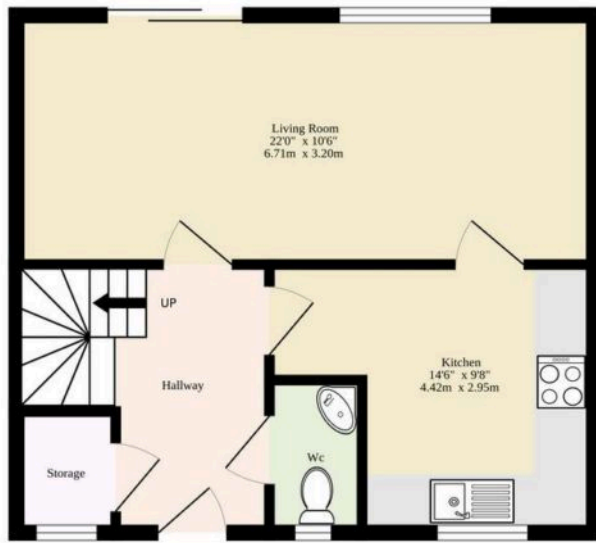
We understand this property will be sold freehold, connected to all main services.

Council Tax band: A

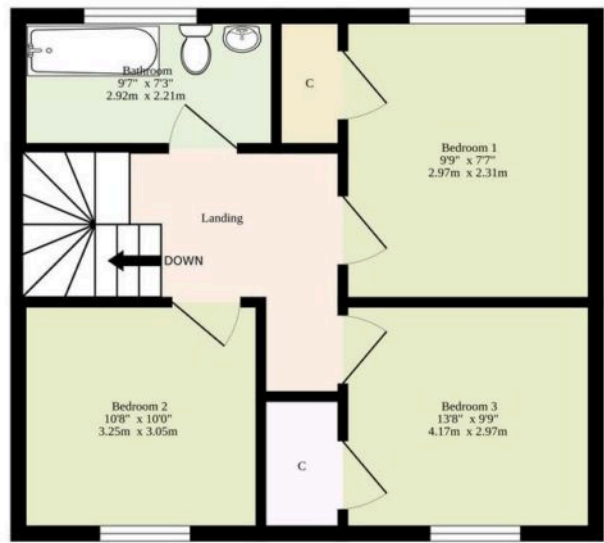
Tenure: Freehold



Ground Floor
457 sq.ft. (42.5 sq.m.) approx.



1st Floor
425 sq.ft. (39.5 sq.m.) approx.



TOTAL FLOOR AREA : 882 sq.ft. (81.9 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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