



40 Silver Road, Norwich

£210,000 Freehold

Experience character, comfort, and convenience in this charming city home, perfectly positioned within easy reach of Norwich's vibrant centre. With its inviting bay-fronted lounge, dining room with feature fireplace, and a conservatory overlooking the garden, this property offers well-balanced living space across two floors. Outside, a frontage and enclosed rear garden create appealing outdoor spaces, and with permit parking and excellent transport links nearby, this property presents an ideal opportunity for professionals, families, or those seeking a well-located home.

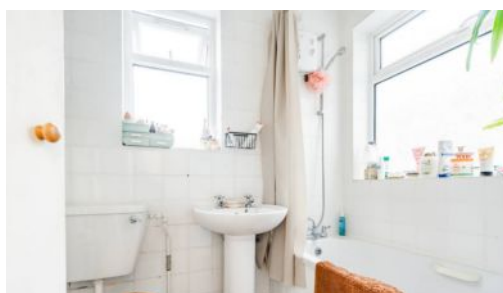
Location

Silver Road, located in the vibrant NR3 area of Norwich, offers the perfect blend of urban convenience and community charm. Nestled just north of the city centre, this area is renowned for its eclectic mix of independent shops, trendy cafes, and local pubs, including the popular Stanley. With the River Wensum nearby, residents can enjoy picturesque walks along the water, while Norwich's historic landmarks, including the iconic Norwich Cathedral and Castle, are only a short stroll away. The area is also well-connected, with excellent public transport links and easy access to major roadways, making it a prime spot for those seeking both tranquillity and proximity to the bustling heart of Norwich.



Silver Road

Upon entering, you are greeted by a welcoming lounge adorned with bay-fronted windows, creating a bright and airy atmosphere. Moving through the lounge, a small hallway leads to the elegant dining room featuring a charming feature fireplace, setting the tone for cosy evenings with friends and family.



The dining room effortlessly flows into the well-appointed kitchen, boasting a range of wall and base units, worktops, and modern appliances, providing ample space for culinary endeavours. Accessible from the kitchen is a sunlit conservatory, offering a tranquil space to relax and unwind.

Continuing on the ground floor, a well-equipped bathroom awaits, complete with a low-level WC, hand wash basin, and a panelled bath with a shower over, ensuring utmost comfort and convenience. Ascending the stairs, the first floor reveals three inviting bedrooms, with the third bedroom accessible through the second, providing flexibility for various living arrangements. Each bedroom offers a cosy retreat, perfect for relaxation and rest.

Outside, the exterior of the property exudes charm, with a front garden featuring a pathway and a well-manicured shingled area, enhancing the kerb appeal. The low maintenance rear garden presents a private sanctuary, enclosed and equipped with a patio area and a gate at the rear, offering a perfect spot for outdoor enjoyment.

Conveniently located within walking distance to the vibrant city centre, this property benefits from great travel links for added accessibility. Additionally, permit parking is available for residents, ensuring hassle-free parking arrangements.

Agents Notes

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

Council Tax band: A

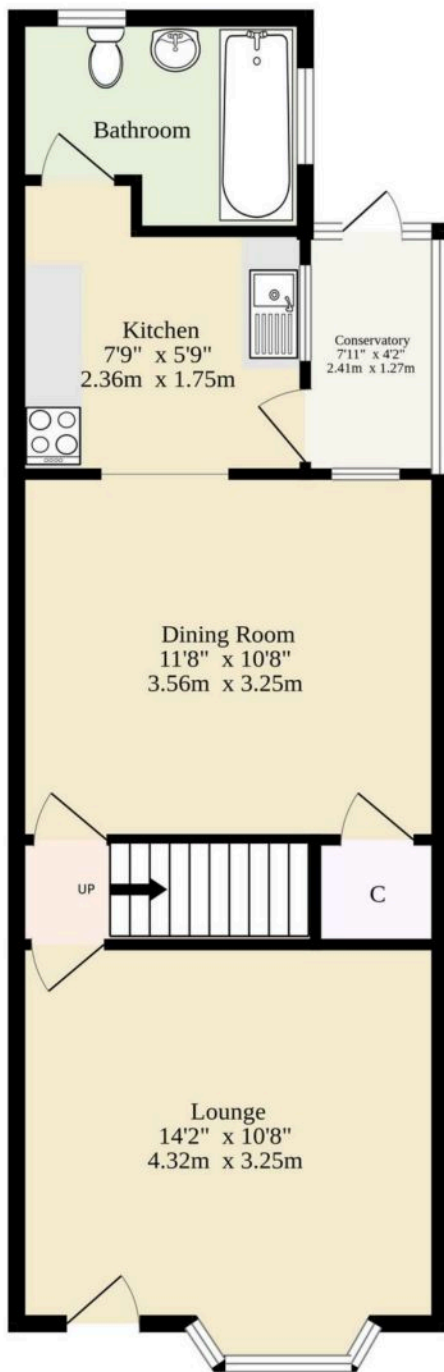
Tenure: Freehold

EPC Energy Efficiency Rating: C

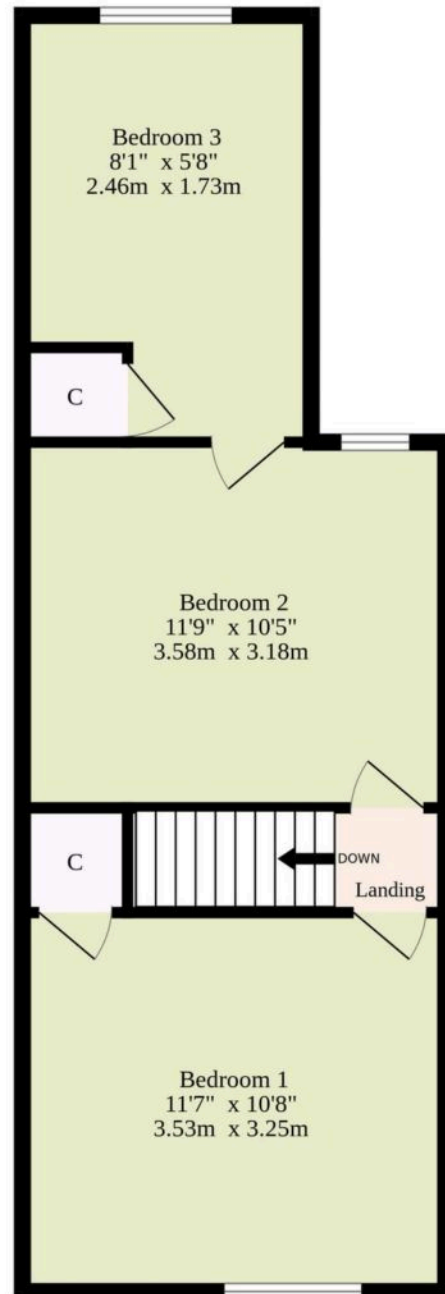
EPC Environmental Impact Rating: D



Ground Floor
357 sq.ft. (33.2 sq.m.) approx.



1st Floor
298 sq.ft. (27.7 sq.m.) approx.



Sqft Excludes Bathroom, Hall And Landing

TOTAL FLOOR AREA : 655 sq.ft. (60.9 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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