



40 Sprowston Road, Norwich - NR3 4QN

£230,000-£240,000 Freehold

Dating back to the early 1900s, this charming three-bedroom Edwardian mid-terrace house is full of character and period features. The inviting lounge boasts a cast iron fireplace, providing a cosy focal point, while the spacious dining room is complemented by another striking fireplace, wall-mounted shelving, and built-in storage. The well-appointed kitchen offers direct access to a private rear garden with vegetable patches, a storage shed, and a recently added bike shed with space for two to three bikes. Upstairs, two generous double bedrooms and a versatile third room provide ample space for various needs. Off-road parking is provided by the driveway. The property is ideally located just north of Norwich city centre, with easy access to local amenities and transport links.

Location

Situated just north of Norwich city centre, Sprowston Road offers excellent access to a wide range of local amenities, including shops, cafes, and supermarkets, all within walking distance. The area is well-served by frequent bus routes into the city and surrounding areas, making commuting straightforward. Popular green spaces such as Waterloo Park and Catton Park are nearby, providing attractive options for outdoor leisure. The location is also convenient for access to the ring road and Norwich train station, making it a practical base for both professionals and families.

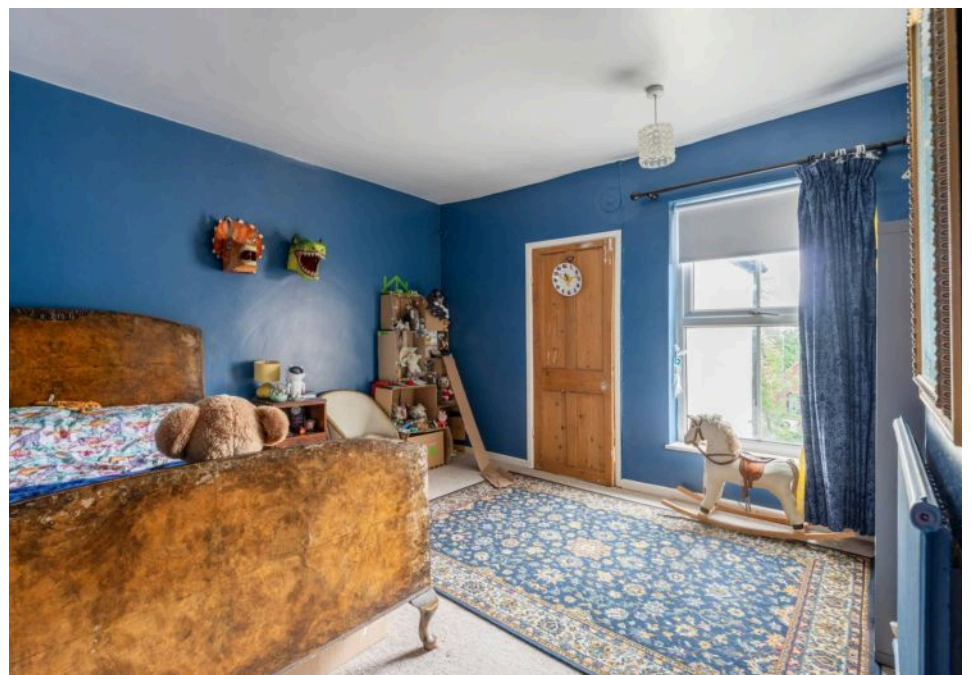
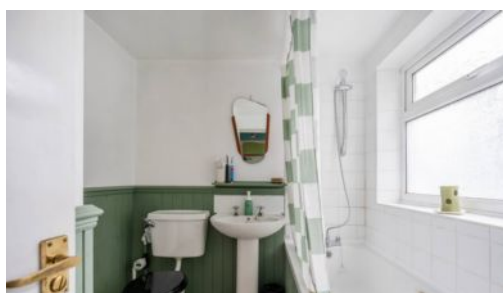


Agents notes

We understand that the property will be sold freehold, connected to all mains services.

Heating system- Gas Central Heating

Council Tax Band- A



Sprowston Road, Norwich

Step into the bright and airy lounge, where a charming cast iron fireplace serves as a beautiful focal point. This welcoming space is perfect for relaxing, with plenty of natural light and ample room for comfortable seating and cosy evenings in.

Continue through to the spacious and characterful dining room, featuring a striking fireplace, wall-mounted shelving for books or display items, and a practical built-in storage cupboard. With plenty of space for a large dining table, it's ideal for family meals, entertaining guests, or working from home in a setting full of charm and period detail.

Toward the rear, the fitted kitchen features practical flooring, a tiled splashback, and offers direct access to the rear garden. It's a well-planned and functional space.

The family bathroom is also located on this floor and includes a bath with shower over, tiled surround, and a useful storage cupboard.

Upstairs, there are three bedrooms. Two are generous doubles, one benefitting from built-in storage, while the third is a smaller, versatile room, perfect as a child's bedroom, home office, or dressing room.

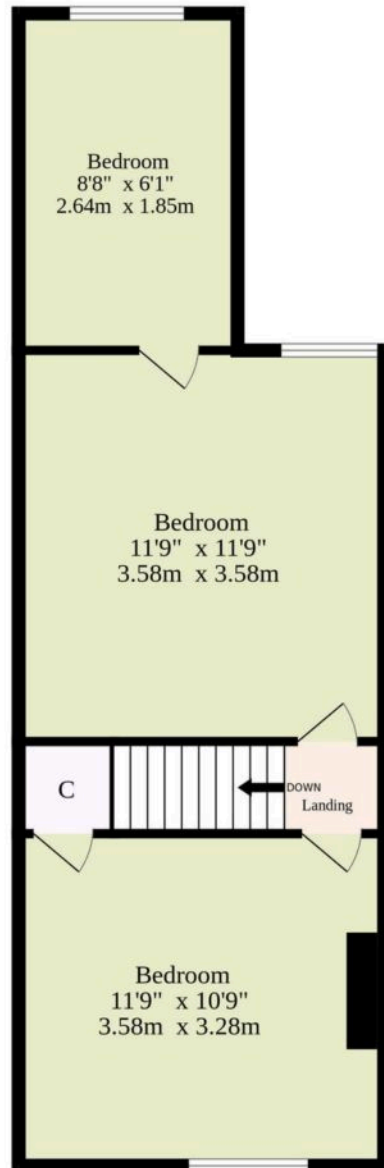
Outside, the enclosed rear garden offers a private and practical space, with light vegetable patches for those who enjoy growing their own, a useful storage shed, and a recently installed bike shed with space for two to three bikes. There's also room for seating or a small table, making it an easy space to enjoy in the warmer months.

To the front, off-road parking is provided by a private driveway, completing this well-rounded home.



Ground Floor
368 sq.ft. (34.2 sq.m.) approx.

1st Floor
342 sq.ft. (31.8 sq.m.) approx.



TOTAL FLOOR AREA : 818sq.ft. (76.0 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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