



9 Aspland Road, Norwich

Guide Price £210,000 - £220,000

9 Aspland Road

Norwich

Enjoy stylish city-centre living with this beautifully presented first-floor flat, perfectly positioned in the heart of vibrant Norwich. Showcasing its own private entrance and thoughtfully designed interiors, this spacious two-bedroom home offers light-filled living areas and modern comforts throughout. The inviting sitting room, ideal for relaxing or entertaining, flows effortlessly into a well-equipped kitchen featuring integrated appliances. Two generous double bedrooms each enjoy private en-suite facilities, offering privacy and convenience rarely found in city apartments. With allocated parking and visitor spaces, this property presents an exceptional opportunity for first-time buyers, professional couples, or investors.

Location

Aspland Road is a well-situated residential street located just east of Norwich city centre, within the popular Thorpe Hamlet area. The street enjoys a peaceful setting close to the River Wensum, while still being only a short walk from the heart of the city. Local amenities are easily accessible, with a range of convenience stores, cafés, and traditional pubs found along nearby Riverside Road. For more extensive shopping, residents can reach the city's major retail hubs—such as Norwich Market, Castle Quarter, and Chantry Place—within minutes.





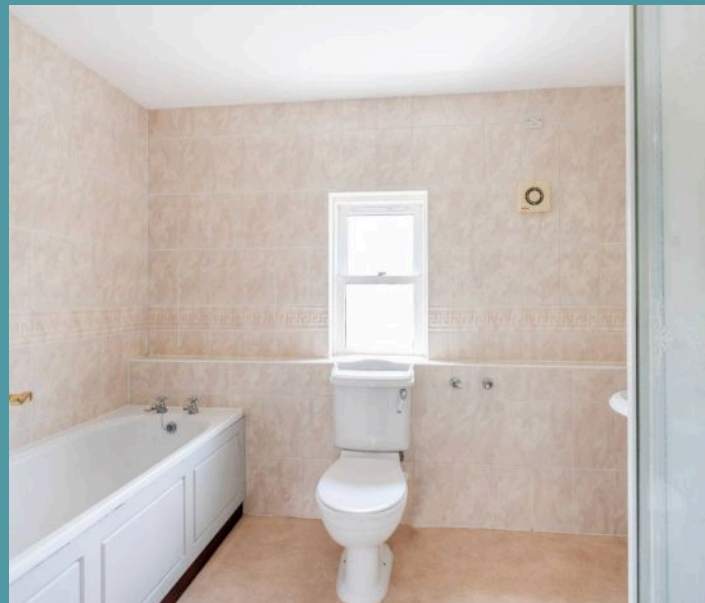
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Families living on Aspland Road benefit from a good selection of nearby schools. Well-regarded primary options include Charles Darwin Primary School and Lionwood Infant and Junior Schools, all within walking distance. For secondary education, Notre Dame High School and City of Norwich School are both within easy reach, along with independent choices such as Norwich School.

Healthcare needs are well catered for in the area, with local GP surgeries and dental practices close by, while the larger Norfolk and Norwich University Hospital and Norwich Community Hospital are both easily accessible.

Transport links from Aspland Road are excellent. Norwich railway station is just a few minutes' walk away, offering direct connections to London Liverpool Street, Cambridge, and regional destinations. The area is also served by several local bus routes providing quick access across the city and surrounding areas. By car, the inner ring road (A147) is easily reached, giving straightforward routes out of Norwich and towards the A11 and A47. Norwich International Airport is approximately 15 minutes away by car.





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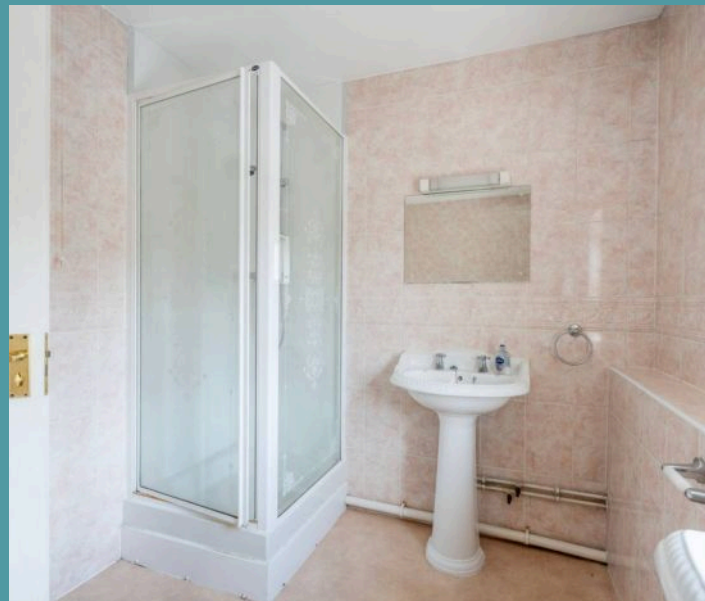
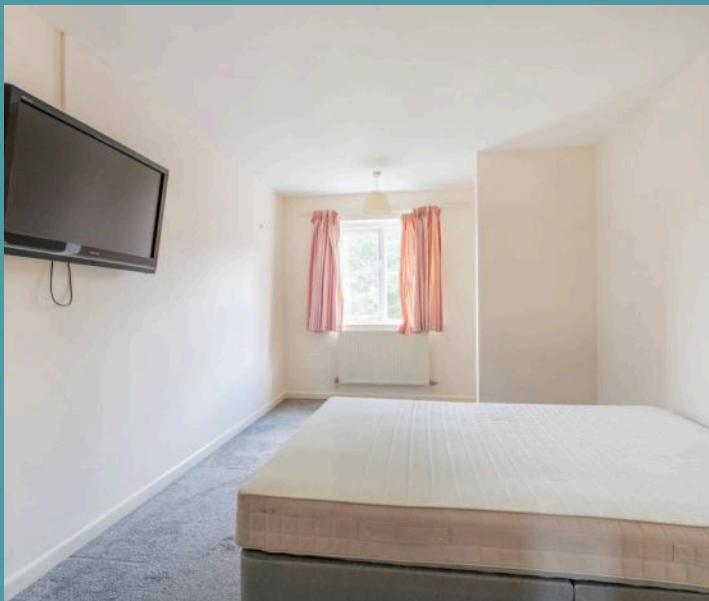
Norwich

The internal staircase from the private entrance hall leads to the main accommodation, where you are greeted by a spacious sitting room. Large windows fill this comfortable living area with an abundance of natural light, creating a welcoming atmosphere for relaxing, working from home, or entertaining friends and family.

Adjacent to the sitting room is a thoughtfully designed modern kitchen, fully equipped with ample wall and base cabinetry for storage. Integrated double oven and microwave appliances provide all the essentials for cooking your favourite meals. The kitchen layout allows for easy movement and meal preparation.

The property boasts two well-proportioned double bedrooms, both of which feature their own private en-suites, a highly desirable feature that provides comfort and convenience for residents or visiting guests. The versatile bedroom spaces can easily accommodate double beds along with additional furniture such as wardrobes or desks, catering to a variety of lifestyles.

For added practicality, the flat comes with an allocated parking space, a significant advantage in the city centre. In addition, visitor parking is available on-site, making it easy for friends and family to visit.

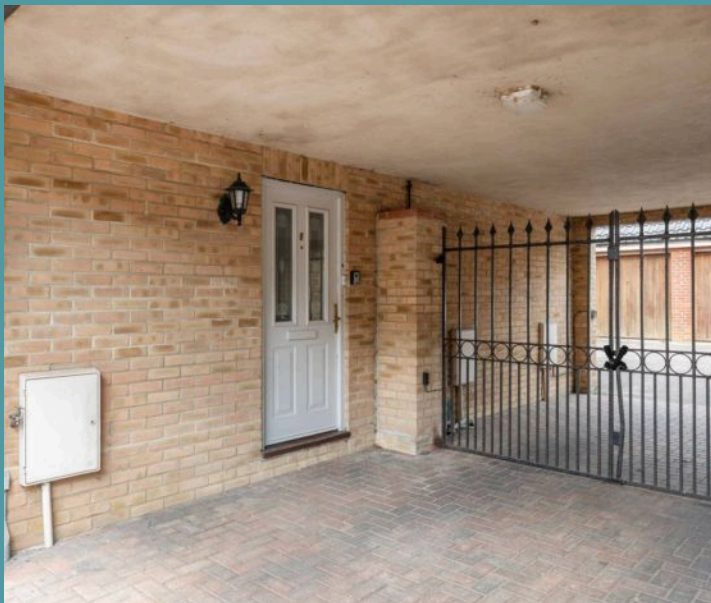




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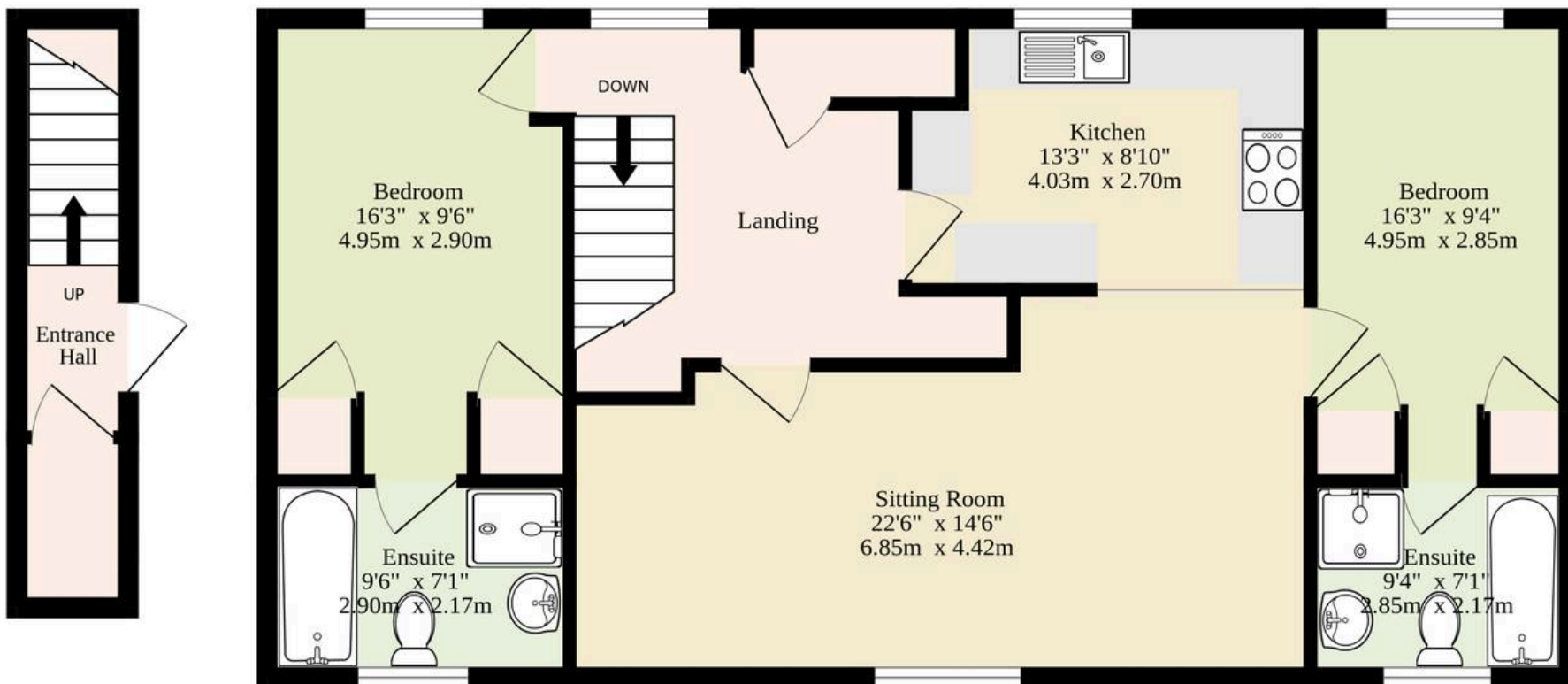
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- First floor flat in the vibrant city centre of Norwich
- Ideal first home, investment purchase or for professionals that requires easy access into the city
- Spacious sitting room filled with natural light, inviting relaxation and entertaining
- Kitchen equipped with wall and base cabinetry, an integrated double oven and a microwave
- Two double bedrooms, both featuring private en-suites
- Private entrance hall, leading up to the flat
- Allocated parking and visitor parking available
- Short distance to a wide range of amenities, including local shops, schools, healthcare facilities and transport links



Ground Floor
64 sq.ft. (5.9 sq.m.) approx.

1st Floor
1002 sq.ft. (93.1 sq.m.) approx.



TOTAL FLOOR AREA : 1066 sq.ft. (99.0 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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