



131 Churchill Road, Norwich

Offers in Region of £250,000

131 Churchill Road

Norwich, Norwich

Positioned in a popular and convenient location north of Norwich city centre, this attractive Victorian terrace offers well-proportioned interiors and plenty of character throughout. The property includes two generous double bedrooms along with a third versatile room, a spacious lounge and dining area filled with natural light, solid wood flooring, a feature fireplace, and a central wooden staircase. A newly fitted kitchen provides modern units and wood-effect worktops, while the family bathroom is neatly finished with a bath and shower over. Outside, the rear garden is enclosed and low maintenance, featuring a paved seating area and a useful storage shed. On-street permit parking is also available, making this an ideal home for those seeking charm, space, and everyday convenience in a well-connected setting.

Location

Churchill Road is situated in a well-established residential area to the north of Norwich city centre, offering excellent convenience for both daily life and commuting. The property is within easy reach of a wide range of amenities, including local shops, supermarkets, cafes, schools, and healthcare facilities. Nearby Waterloo Park provides green open space for walking and recreation, while Mousehold Heath offers further opportunities for outdoor leisure. Regular bus services run through the area, offering straightforward access to the city centre, the University of East Anglia, and the Norfolk and Norwich University Hospital. The location also benefits from quick connections to the A140 and outer ring road, making travel around the wider area highly accessible.





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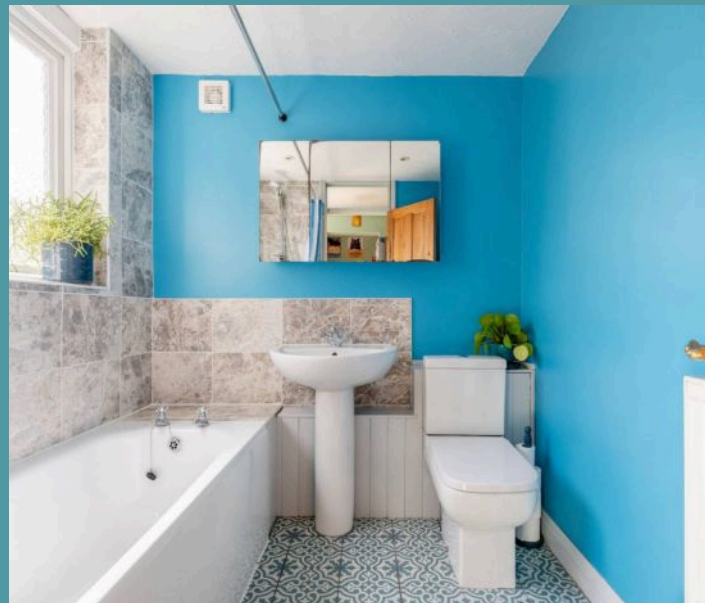
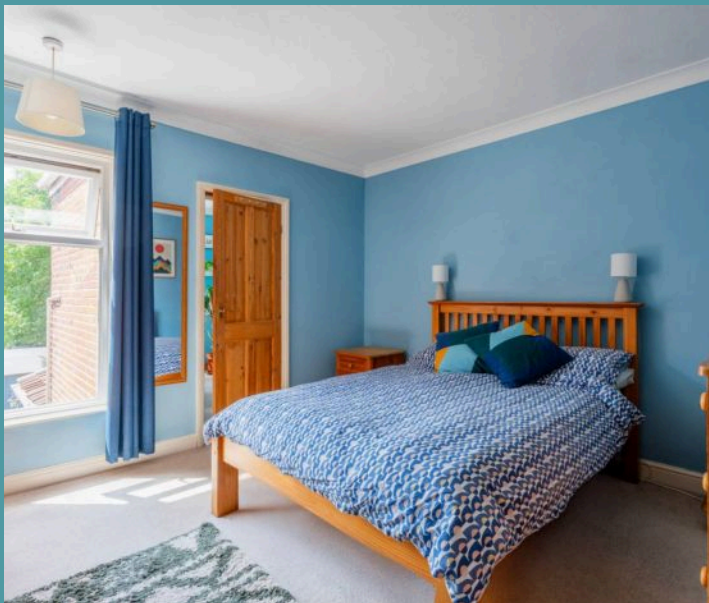
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Step through the porch and into a generous open plan lounge and dining area, where an immediate sense of space and light welcomes you in. Natural light pours through the large front window, highlighting the solid wood flooring and drawing attention to the characterful wooden staircase that sits centrally in the room. A fireplace adds a cosy focal point, while inset ceiling lights and built-in wooden shelving bring both function and charm. This is a flexible and inviting living space, easily accommodating both dining and lounge areas, or whatever layout best suits your lifestyle.

Flowing through to the rear of the home, the newly fitted kitchen is both modern and practical. It features a range of contemporary units with wood-effect worktops, a stylish tiled splashback, and a gas hob with extractor above. The oven is neatly integrated, and open shelving adds a touch of rustic character. The tiled flooring is ideal for busy everyday use, and there's a natural flow through to the rear lobby, which connects the indoors to the garden and also leads to the family bathroom.

The bathroom is neatly finished, with a clean and stylish design that includes a bath with a shower over, partially tiled walls, and patterned flooring that adds personality without overpowering the space.



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Upstairs, you'll find three well-presented bedrooms. Two are generous doubles, each filled with natural light and offering plenty of space for furniture. The third is a versatile, smaller room, ideal for use as a home office, dressing room or nursery. One of the bedrooms also benefits from built-in storage. All are carpeted for comfort, and the double glazing throughout helps to create a peaceful and insulated environment. Outside, the property enjoys a low-maintenance rear garden that is fully enclosed, offering a private and practical outdoor space. A paved seating area provides the perfect spot for relaxing or entertaining, while a storage shed adds useful functionality.

On-street permit parking is available, offering a convenient solution for residents and visitors alike.

Agents notes

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

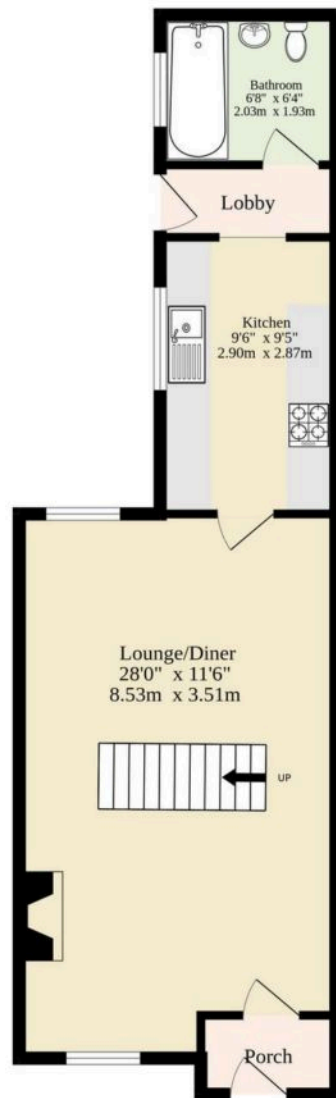
Permit parking available at approximately £30 per year

Heating system- Gas Central Heating

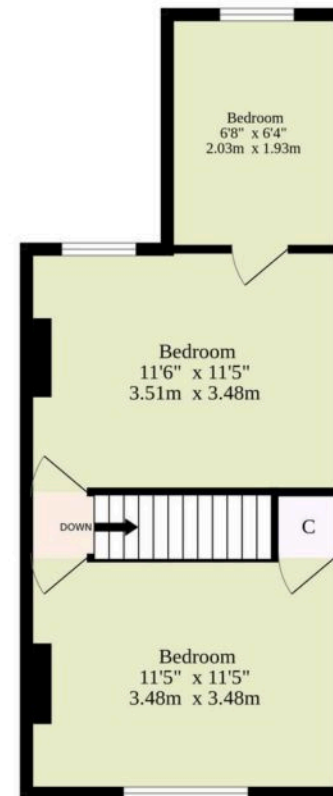
Council Tax Band- A



Ground Floor
461 sq.ft. (42.8 sq.m.) approx.



1st Floor
309 sq.ft. (28.7 sq.m.) approx.



TOTAL FLOOR AREA : 807sq.ft. (75.0 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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