



10 Recreation Road, Norwich

£600,000 Freehold

Set on one of NR2's most desirable roads, this detached home in the Golden Triangle blends generous proportions with everyday practicality. Three bedrooms off the landing and two spacious reception rooms offer flexibility for growing families or home-workers alike. A larger-than-average garage, secluded south-west facing garden, and tidy frontage make for an impressive and inviting setting. The interior is well-maintained, move-in ready, and offers plenty of potential for future updates. With the city centre, transport links, and popular local favourites all within easy reach, the lifestyle on offer here is hard to beat. Sold with no onward chain, this is a rare and exciting chance to secure a home in one of Norwich's most sought-after neighbourhoods.

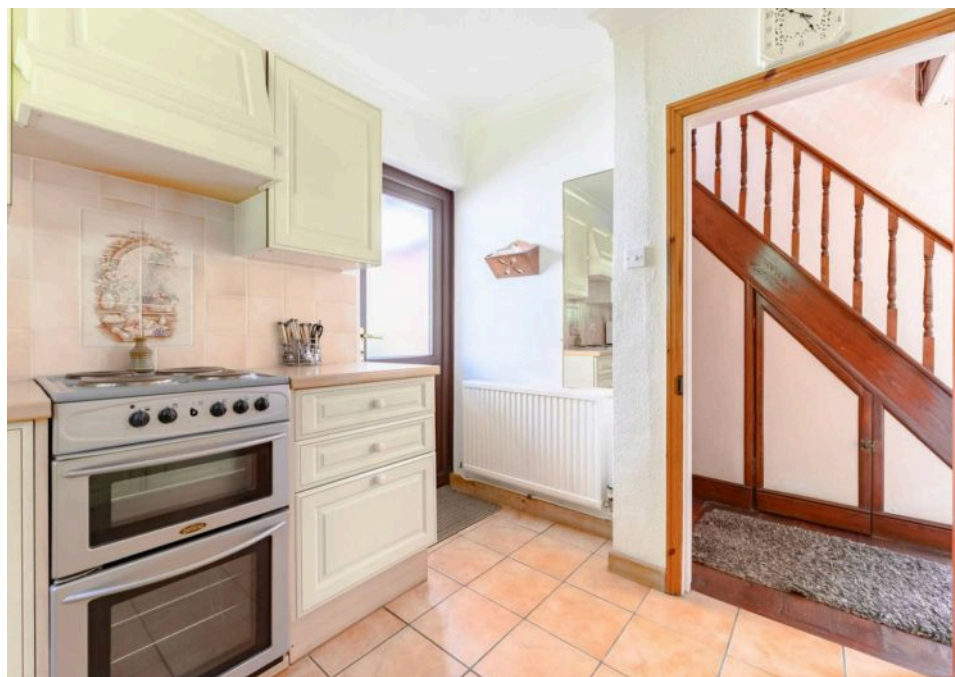
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The Location

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The area is well-served by local favourites such as the Georgian Townhouse and the whimsical Plantation Gardens—perfect for weekend strolls or relaxed afternoons.

Excellent bus connections, including a nearby bus station, provide convenient links to Cambridge, London and beyond, while a variety of independent shops and everyday essentials are all close at hand, making this a truly dynamic and well-connected place to call home.

Recreation Road, Norwich

Perfectly positioned in a highly desirable residential setting, this hard-to-find detached home delivers an ideal balance of comfort, space, and practicality for the modern family. Set behind an enclosed frontage with mature flowerbeds and a hard stand approach leading to a larger-than-average single garage, the property makes a strong first impression.

Internally, the layout flows from a welcoming hallway into two generously sized reception rooms—ideal for both everyday family life and entertaining guests. The well-appointed kitchen, complete with ample unit storage, laminate worktops, and space for appliances, opens out to the rear, enhancing the connection between indoor and outdoor living.

Upstairs, all three bedrooms are accessed from a central landing that benefits from natural light via dual side windows. The main and second bedrooms are comfortable doubles, both featuring multiple aspects that offer light and airy



Ground Floor
684 sq.ft. (63.5 sq.m.) approx.



1st Floor
361 sq.ft. (33.5 sq.m.) approx.



TOTAL FLOOR AREA : 1045 sq.ft. (97.1 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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