



## 95 Robin Hood Road, Norwich

Guide Price £250,000 - £260,000



## 95 Robin Hood Road

Norwich, Norwich

Offering spacious interiors, a practical layout, and off-road parking, this well-proportioned three-bedroom mid-terrace home presents an ideal opportunity for a range of buyers. The generous lounge extends over 19ft, creating a bright and versatile space for relaxing or entertaining, while the kitchen offers direct access to the rear garden and scope for personalisation. Upstairs, the three bedrooms are all comfortably sized, with two generous doubles, a family bathroom, and a separate WC. With a private enclosed garden and over 900 sq. ft. of internal accommodation, this is a home that combines everyday functionality with room to grow.







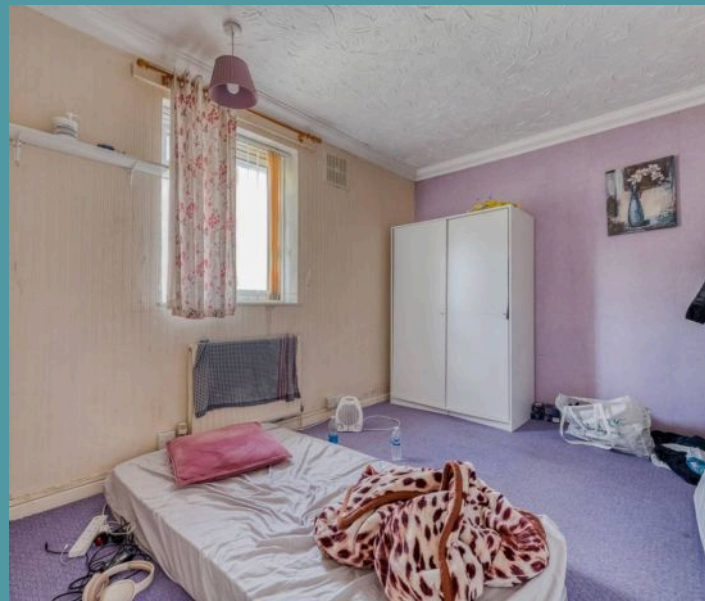
## 95 Robin Hood Road

### Location

Located to the south-west of Norwich, Robin Hood Road sits within a well-connected residential area known for its established community feel and access to excellent amenities. The property is within easy reach of the University of East Anglia, the Norfolk and Norwich University Hospital, and the A47, making it well placed for both professionals and families. A variety of shops, supermarkets, and schools are nearby, while Eaton Park and the Yare Valley woodland walks offer green open spaces just minutes away. Regular bus routes provide quick links into the city centre, adding to the area's appeal. The neighbourhood also benefits from nearby sports facilities, dining options, and easy access to scenic cycling routes, making it a convenient and enjoyable place to live.

### Robin Hood Road

Perfectly positioned in a quiet and safe location, the property is within walking distance of a nursery and junior school, making it a great choice for families. A nearby park and local library are also just a short stroll away, while the surrounding area enjoys a strong sense of community and a good neighbourhood feel.







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The property includes a driveway to the front, providing valuable off-road parking. Stepping inside, the entrance hall gives access to the main reception space and includes stairs to the first floor. The lounge is a notably large and bright room, extending over 19ft and benefiting from dual-aspect windows that flood the space with natural light. There is plenty of room for both sitting and dining areas, making it an ideal space for relaxing or entertaining.

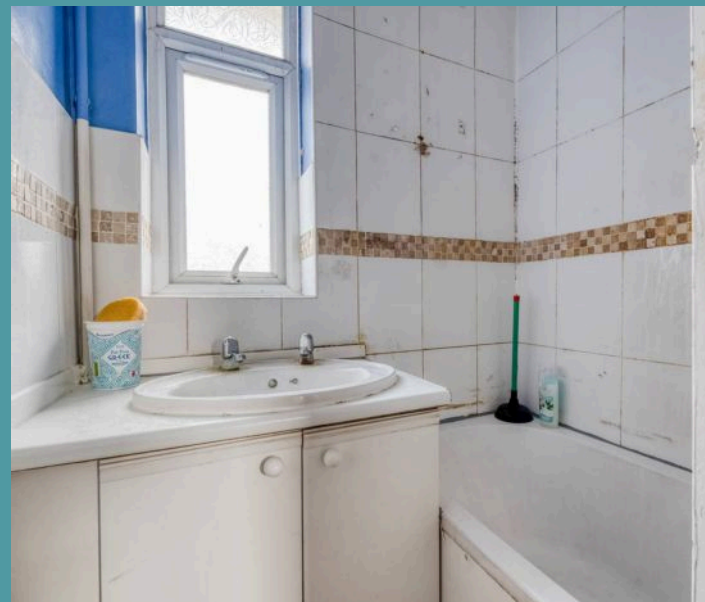
To the rear of the home, the kitchen is a well-proportioned and functional space, with direct access to the rear garden. It features good countertop space, storage units, and flexibility for further updates or personalisation. Whether you're a keen cook or just looking for everyday practicality, the kitchen delivers a solid foundation.

On the first floor, the landing leads to three generously sized bedrooms. Two of the bedrooms are comfortable doubles, while the third offers flexibility as a child's room, study, or guest space. A centrally located bathroom with a bath and basin is complemented by a separate WC, providing added convenience for a household with multiple occupants.

The rear garden is fully enclosed and offers the chance to create a low-maintenance outdoor retreat or a space for children to play. There is a rear access door from the kitchen, making this a practical area for day-to-day living or entertaining in warmer months.

C

- Spacious three-bedroom mid-terrace home in a cul-de-sac location







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### Agents Notes

We understand this property will be sold freehold, connected to mains water and electricity.

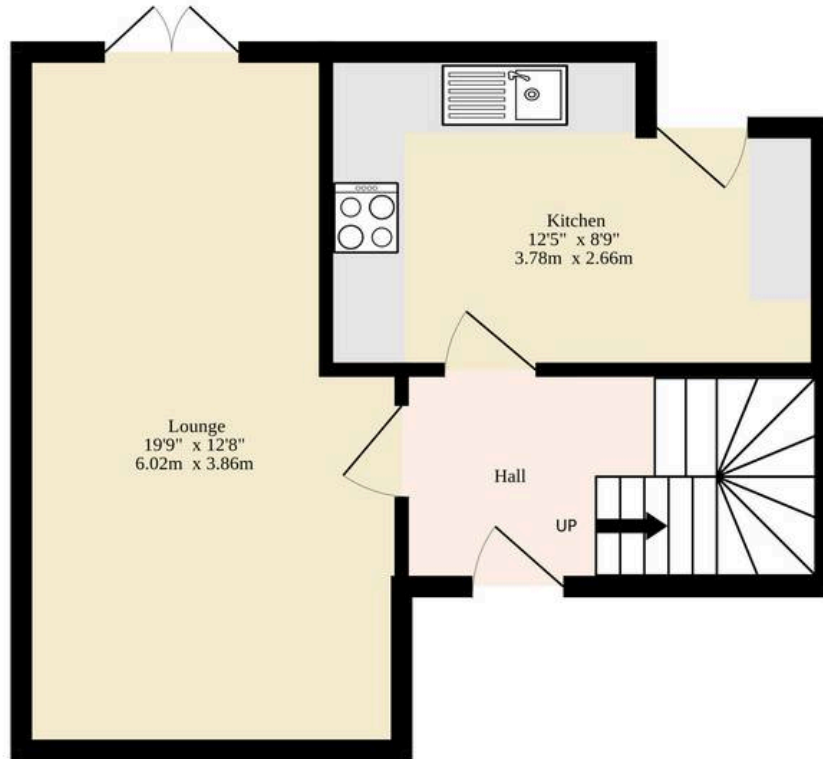
Council tax band - C

- Spacious three-bedroom mid-terrace home in a cul-de-sac location
- Ideal for families, first-time buyers, or investors
- Generous lounge measuring over 19ft with dual aspect
- Well-proportioned kitchen with rear garden access
- Three good-sized bedrooms, including a large principal room
- First-floor family bathroom plus additional separate WC
- Enclosed rear garden
- Off-road parking available for 4 vehicles
- Situated in a popular residential location with convenient access to local amenities, including retail complex and gym

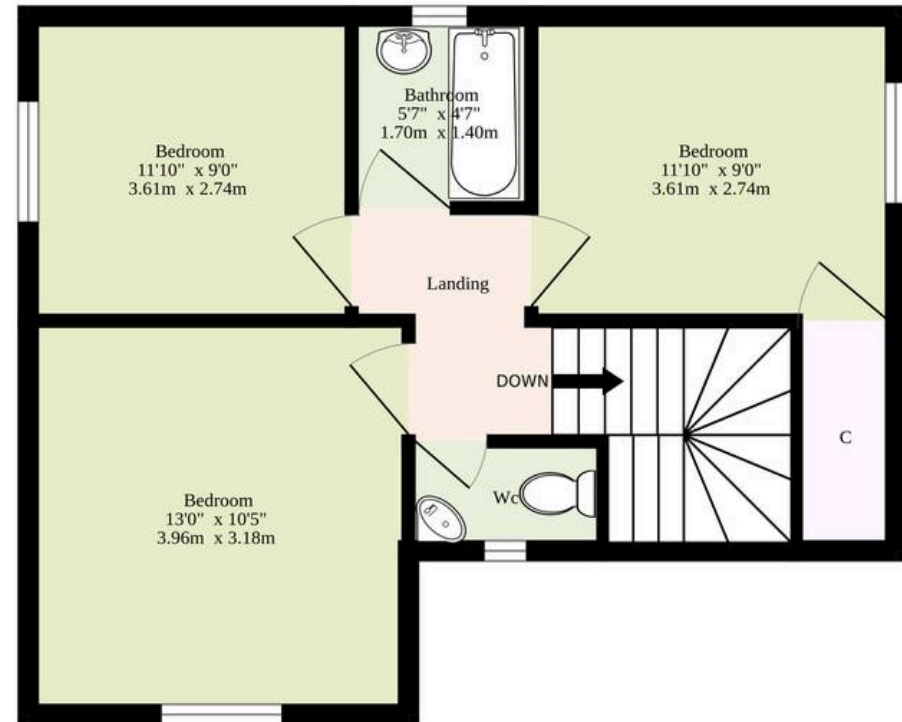




**Ground Floor**  
417 sq.ft. (38.7 sq.m.) approx.



**1st Floor**  
510 sq.ft. (47.4 sq.m.) approx.



**TOTAL FLOOR AREA : 927 sq.ft. (86.1 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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