



47 Caddow Road, Norwich  
Norwich



Minors & Brady



# 47 Caddow Road

Norwich, Three Score

Easy location paired with practical living, this extended semi-detached house provides flexible space for modern family life. At the heart of the home is a large open-plan kitchen and family room, ideal for everyday living or entertaining. The lounge offers a separate space to relax, and a cloakroom adds convenience on the ground floor. Upstairs, there are three bedrooms, including a principal with an en-suite shower, plus a family bathroom serving the other rooms. Outside, a private rear garden with decked and paved areas offers space for outdoor activities, while off-road parking and a timber store provide practical storage solutions. Chain free and close to local shops, schools, and transport links, this home combines functionality and comfort in a well-connected location.

- Extended semi-detached house offering flexible living space
- Spacious open-plan kitchen and family room, ideal for entertaining or everyday family use
- Separate lounge providing a comfortable space to relax
- Three well-proportioned bedrooms, including a principal bedroom with en-suite shower
- Contemporary family bathroom serving the other bedrooms
- Ground floor cloakroom for convenience and guests
- Private, low-maintenance rear garden with decked and paved areas suitable for dining or outdoor activities
- Allocated off-road parking for ease of access and convenience
- Chain-Free!
- Attached timber store providing additional storage for tools, bikes, or garden equipment



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Norwich, Three Score

## The Location

Three Score is a modern residential neighbourhood situated on the western edge of Norwich, close to Bowthorpe and just a short distance from the University of East Anglia (UEA). The area benefits from being within easy reach of everyday amenities, nearby you'll find the Bowthorpe Shopping Centre with its supermarket, pharmacy, takeaway outlets, and small independent stores, while larger retail parks and the city centre are only a short drive or bus ride away.

Families are well catered for with several schools in the vicinity, including primary schools in Bowthorpe and Chapel Break and secondary provision at City Academy Norwich. The UEA campus is also close by, offering not just higher education but also cultural, sporting, and recreational facilities open to the community. Healthcare needs are met by local GP surgeries and dental practices, with the Norfolk and Norwich University Hospital just a few minutes away by car or bus.

Transport links are strong, with regular bus services connecting Three Score to Norwich city centre, UEA, and the hospital. The area is also close to main roads such as the A47 for easy travel further afield, and there's a good network of cycle paths and pedestrian routes.



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Norwich, Three Score

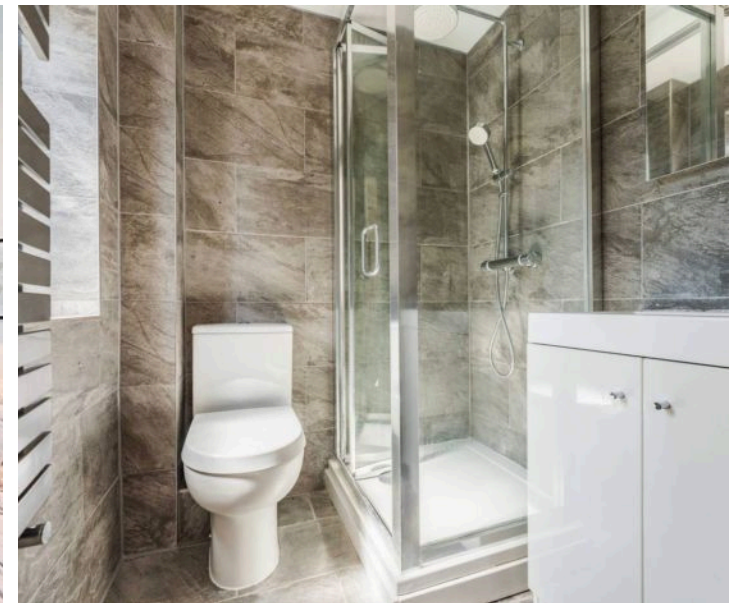
## Caddow Road, Three Score

This beautifully extended and refurbished semi-detached house offers a seamless blend of modern living and comfortable family space. At the heart of the home is a bright and spacious open-plan kitchen and family room, designed to be the perfect setting for entertaining guests or enjoying relaxed family time.

Large windows allow natural light to flood the space, creating a warm atmosphere throughout the day.

The lounge provides a cozy retreat, ideal for unwinding after a long day, while the cloakroom adds convenient functionality for everyday living and visiting guests. Every detail has been thoughtfully considered, creating a home that truly caters to modern lifestyles.

Upstairs, three generously sized bedrooms provide plenty of space for family members or visiting guests. The principal bedroom benefits from a sleek en-suite shower room, offering a private space to refresh and relax. A contemporary family bathroom completes the first-floor accommodation, catering to the needs of the household with comfort and style.



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## 47 Caddow Road

Norwich, Three Score

Externally, the property boasts a private, low-maintenance rear garden, thoughtfully designed with decked and paved areas that are perfect for outdoor dining, entertaining, or simply enjoying a peaceful moment in the fresh air.

Allocated off-road parking ensures ease and convenience, while an attached timber store provides additional space for bicycles, garden tools, or storage needs.

### Agents Note

Sold Freehold

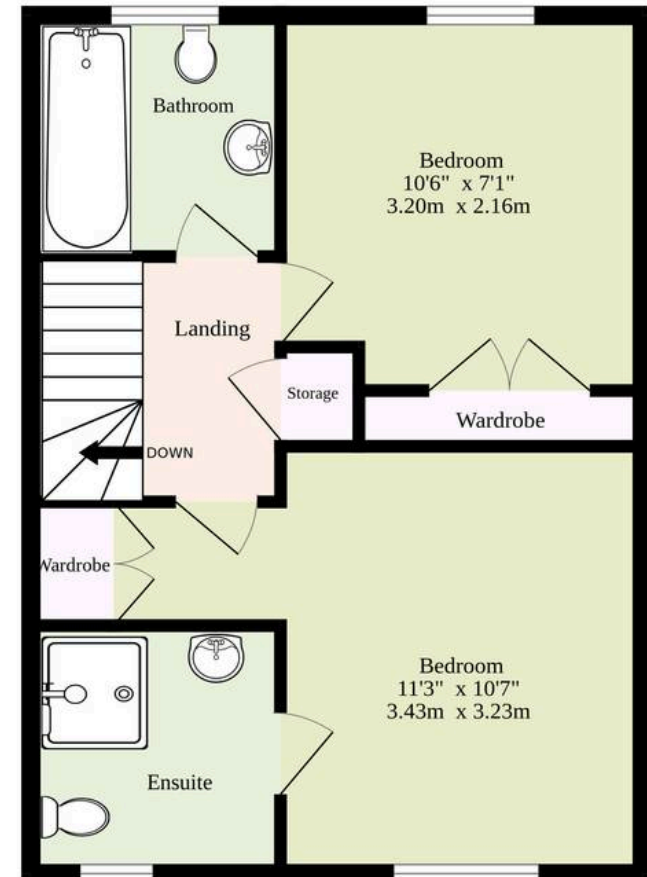
Connected to all mains services.



Ground Floor  
692 sq.ft. (64.3 sq.m.) approx.



1st Floor  
295 sq.ft. (27.4 sq.m.) approx.



**TOTAL FLOOR AREA : 987 sq.ft. (91.7 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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Meet *Rosie*  
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Meet *Tristan*  
Senior Property Valuer

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