



119 Waterloo Road, Norwich

Norwich



Minors & Brady



# 119 Waterloo Road

Two double bedrooms are complemented by the rare opportunity to create a third bedroom on the ground floor, making this home ideal for flexible modern living. Larger than the average terrace, it features a hidden reception room at the rear, perfect as a family space, home office, or guest room. French doors open onto a private courtyard garden, creating a light and inviting connection between indoors and outdoors. The home has been tastefully modernised while retaining a traditional layout. Practical touches include on-road permit parking and a ground floor W.C.. With versatile living spaces and thoughtful design, this property offers adaptable accommodation to suit a range of needs, from growing families to home working. Its secluded garden and clever layout make it a standout opportunity in the area.

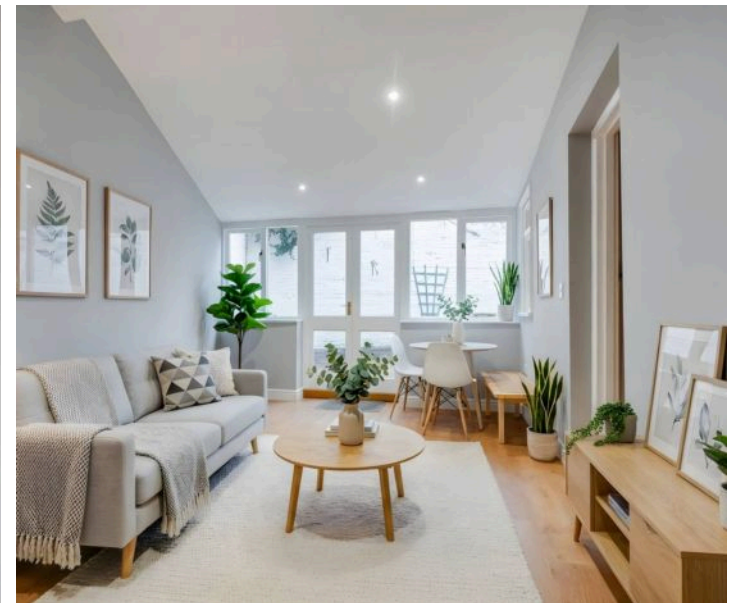
- Deceptively spacious mid-terrace home with flexible living areas
- Three separate reception rooms, including a hidden family room with French doors
- Modern fitted kitchen with ample storage and worktop space
- Ground floor W.C. for added convenience
- Two generously sized double bedrooms upstairs
- Well-equipped bathroom with both bath and separate shower
- Private, low-maintenance enclosed courtyard garden
- On-road permit parking to the front of the property
- **Agents Note**

Sold Freehold

Connected to all mains services.

Some images used in this listing have been digitally staged to illustrate potential furnishing and layout options. We recommend arranging a viewing to assess the space and features in person.

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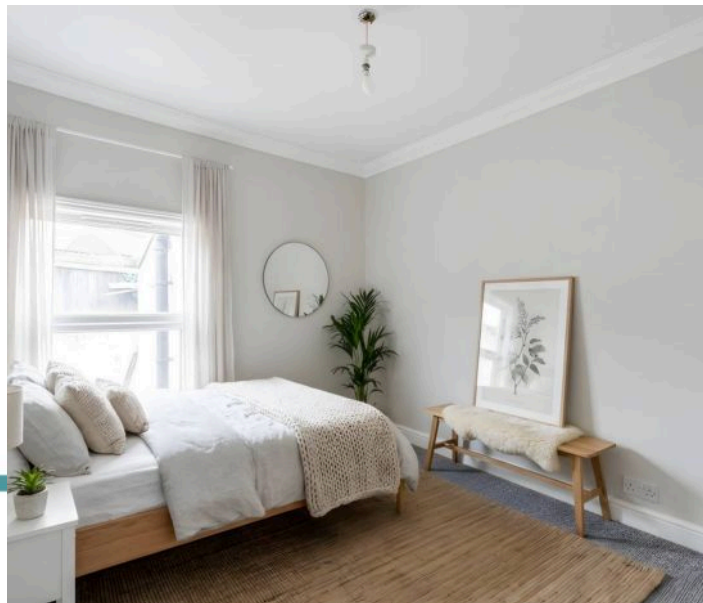
## The Location

Set in the popular NR3 postcode just north of Norwich city centre, Waterloo Road sits within a thriving community that delivers convenience with a friendly, village-like atmosphere, ideal for families looking to settle close to the heart of the city.

NR3 is known for its characterful Victorian and Edwardian homes, tree-lined streets, and strong sense of neighbourhood. Families are drawn to the area for its choice of good local schools, regular public transport links, and the abundance of green space right on the doorstep. Waterloo Park is a real highlight, a beautifully maintained park with tennis courts, a café, large open spaces for play, and year-round events. It's a perfect spot for weekend picnics, dog walks, or letting the kids run off some steam.

For daily essentials, there are plenty of independent shops, family-run cafés, and local amenities just a short stroll away, along with several friendly pubs and takeaways. Local favourites like The Artichoke and Urban Lounge offer a relaxed environment for parents to enjoy a coffee or catch up with friends, while still being minutes from home.

The city centre is easily walkable or just a short bus or cycle ride away, opening up access to Norwich's wider shopping centres, cinemas, cultural venues, and leisure facilities. Commuters will also benefit from quick access to Norwich train station and major road routes.





## Waterloo Road, Norwich

This deceptively spacious and well-presented mid-terrace home offers more accommodation than first meets the eye, with the standout feature being three separate reception rooms, providing exceptional flexibility for modern living.

To the front, the property benefits from on-road permit parking, while to the rear an enclosed courtyard garden creates a private and secluded outdoor space, ideal for relaxing or entertaining with minimal maintenance.

The ground floor has been updated and modernised, retaining a traditional layout while adding versatility. A welcoming sitting room leads through to a dining room, perfect for everyday living and hosting guests.

Beyond this lies a hidden family room, complete with useful storage and French doors opening directly onto the courtyard garden. This additional reception space is a real asset and could comfortably serve as a home office, playroom, guest room or potential third bedroom, subject to individual needs.

The modern fitted kitchen offers a good range of storage units and worktop space, with a ground floor W.C. conveniently located off the kitchen.

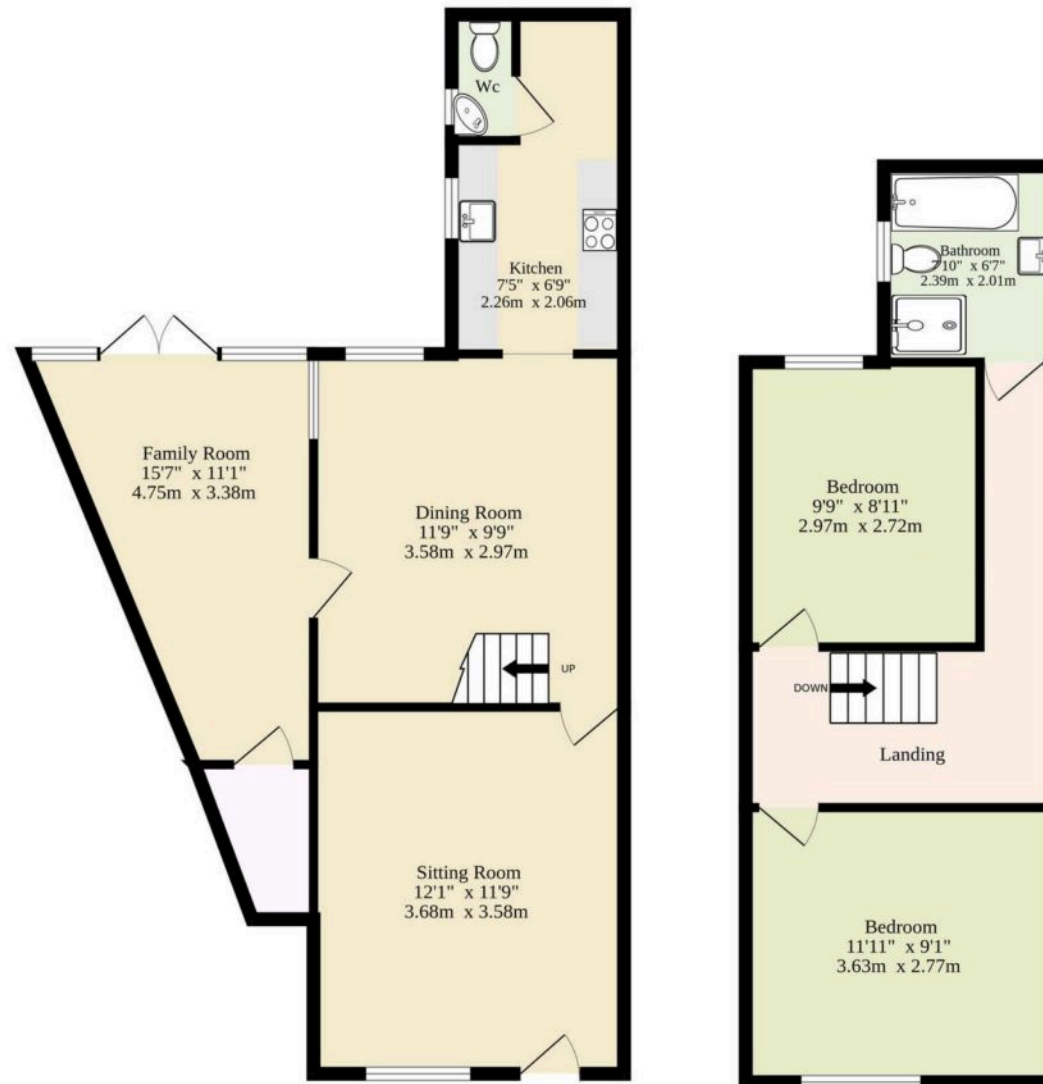
Upstairs, the property continues to impress with two generously sized double bedrooms, both accessed from the landing. The bathroom is also positioned off the landing and is well equipped with both a bath and separate shower, catering to all preferences.

Overall, this is a larger-than-average terrace home that combines character with flexibility, making it ideal for buyers seeking adaptable living space, whether for family life, working from home, or future layout potential.



Ground Floor  
500 sq.ft. (46.5 sq.m.) approx.

1st Floor  
229 sq.ft. (21.3 sq.m.) approx.



Sqft Excludes Landing And Storage

TOTAL FLOOR AREA : 729 sq.ft. (67.7 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 *Tristan*  
Senior Property Valuer

# Minors & Brady

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