



1 Friar Tuck Road, Norwich

Norwich



Minors & Brady

1 Friar Tuck Road

Set on an impressive corner plot in the sought-after NR4 area, this property offers huge potential for buyers looking to create a long-term home. The generous frontage provides excellent scope for landscaping, additional parking, or future extension, subject to the necessary planning permissions. Inside, the home follows a traditional layout with a welcoming entrance hall leading to the principal ground floor rooms. A spacious lounge/diner stretching close to 20ft offers a bright and flexible living space ideal for both relaxing and entertaining. The kitchen provides good storage and workspace while presenting clear opportunities for modernisation or redesign. Upstairs, three well-proportioned bedrooms are complemented by built-in storage to two rooms, along with a family bathroom and separate W/C. A south-facing rear garden and useful brick outbuilding further enhance the appeal, while the property is offered with no onward chain.

- Impressive corner plot offering excellent outdoor space and future potential
- Located within the highly sought-after NR4 area of Norwich
- Generous frontage with scope for landscaping or off-road parking
- Potential to extend or further develop (subject to planning permission)
- Spacious lounge/diner measuring close to 20ft in length
- Three well-proportioned bedrooms with built-in storage to two rooms
- Kitchen with good cupboard and worktop space and scope for modernisation
- South-facing rear garden providing plenty of natural sunlight
- Useful brick-built outbuilding offering additional storage potential
- Offered to the market with no onward chain





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1 Friar Tuck Road

The Location

Friar Tuck Road is set within a well-established residential area to the south of Norwich, offering excellent access to a wide range of everyday amenities and transport links. The property is particularly well positioned for the Harford retail area, where you will find a number of major stores including IKEA, Pets at Home, Tesco Superstore, Asda and Notcutts Garden Centre, providing convenient options for shopping, homeware and garden supplies.

The location also benefits from being within easy reach of the Riverside leisure district, which offers a variety of restaurants, cafés, a cinema and additional retail outlets, as well as Norwich railway station for connections to Cambridge, London and beyond. Norwich city centre is only a short drive away and provides an extensive range of independent shops, national retailers, historic landmarks and cultural attractions.

For commuters, the property enjoys straightforward access to the A47 southern bypass, connecting easily to the A11 towards Cambridge and the wider road network. Regular bus services operate in the surrounding area, offering convenient public transport links into the city and neighbouring districts.

The area is also well placed for education, with City College Norwich within comfortable reach, alongside a selection of local primary and secondary schools. With its blend of nearby retail facilities, road connections and proximity to the city, Friar Tuck Road represents a convenient and practical location within Norwich.



1 Friar Tuck Road

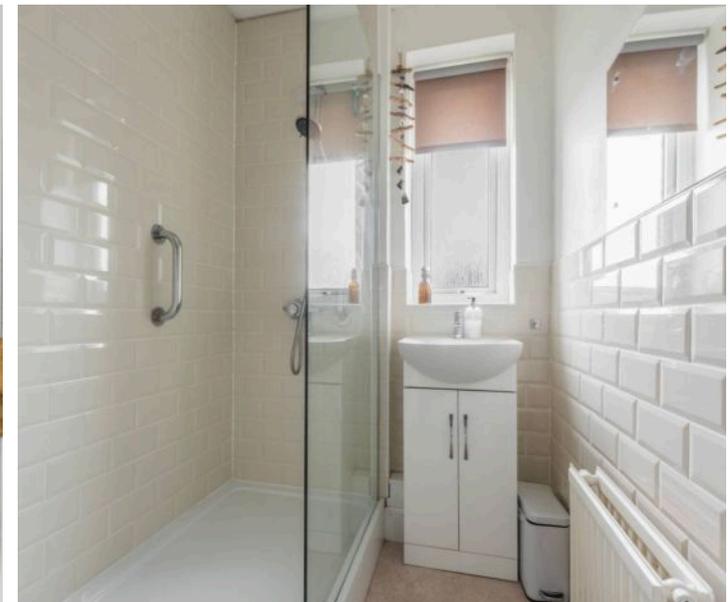
Friar Tuck Road, Norwich

Occupying an impressive corner plot, the property benefits from a particularly generous frontage which immediately enhances its appeal. This substantial outdoor space offers excellent potential for further landscaping, the creation of extensive off-road parking, or the opportunity to reconfigure the front garden to suit individual requirements.

Importantly, the size and positioning of the plot may also allow scope for extension or further development, subject to the necessary planning permissions (STP), making it an exciting prospect for buyers looking to grow into a property over time.

Inside, the home follows a traditional layout that offers practicality while also presenting clear opportunities for modernisation. The entrance hall provides access to the principal ground floor rooms, including the kitchen and the main reception space. The lounge/diner measures close to 20ft in length, creating a spacious and flexible living area with ample room for both seating and dining arrangements. With plenty of natural light and generous proportions, this space has the potential to become a welcoming hub for everyday living and entertaining.

The kitchen provides a good level of cupboard storage and worktop space and offers clear scope for updating or redesigning to suit modern lifestyles. Buyers may wish to explore options to reconfigure the layout or create a more contemporary kitchen environment, subject to their preferences.



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From the kitchen there is access to the rear garden as well as a useful brick-built outbuilding which could provide additional storage or potential for future adaptation.

Upstairs, the property offers three well-proportioned bedrooms arranged off the landing. The two larger bedrooms benefit from built-in storage, helping to maximise the available floor space. The family bathroom is complemented by a separate W/C, a practical feature that can be particularly beneficial for busy households.

Outside, the rear garden enjoys a favourable south-facing aspect, allowing for plenty of natural sunlight throughout the day and creating an ideal setting for outdoor relaxation.

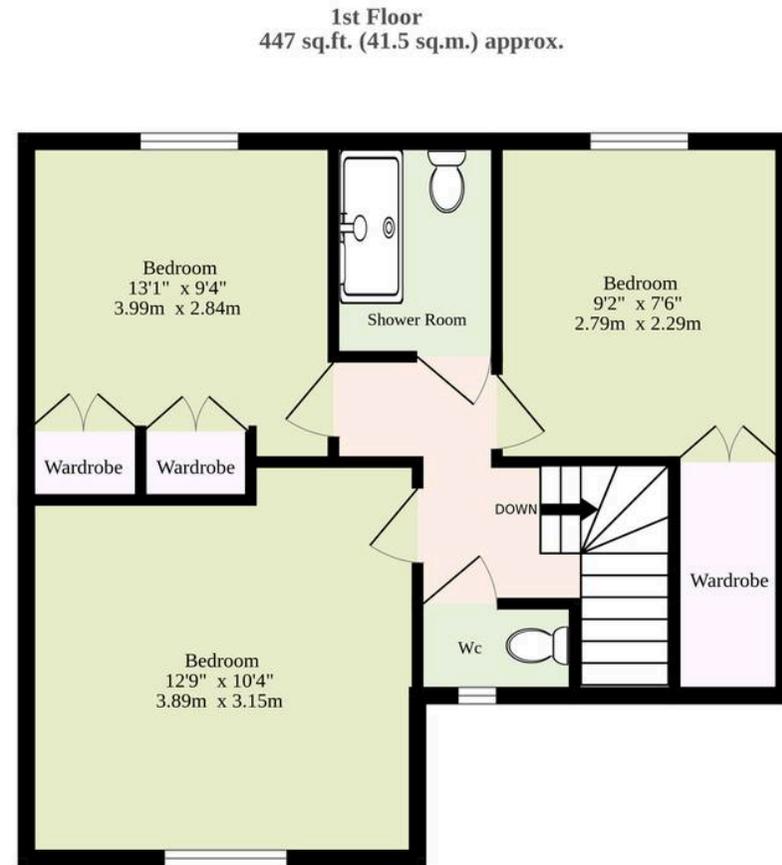
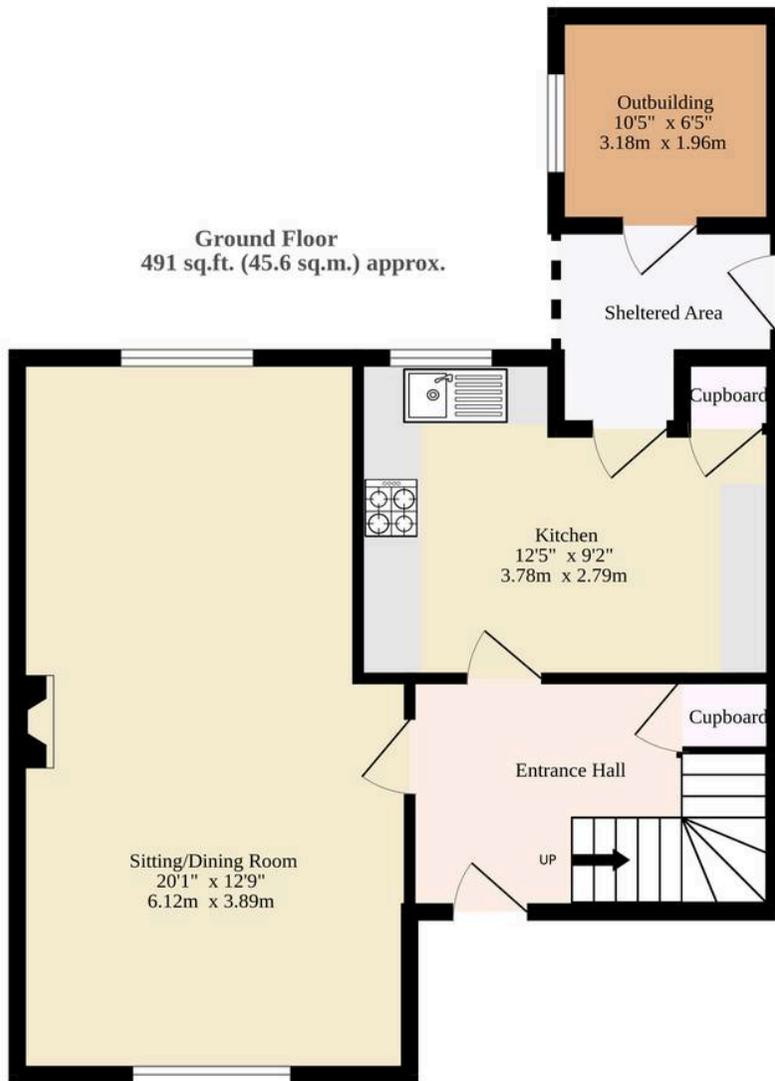
The garden is mainly laid to lawn and bordered by mature planting which enhances privacy and adds colour and character across the seasons. The outdoor space offers excellent potential for further landscaping or improvement, while the overall plot size may also provide additional room to extend the property (STP) for those looking to create a larger long-term home.

Offered to the market with no onward chain, this property represents a superb opportunity to acquire a home with generous outdoor space, strong potential for modernisation and the possibility for future expansion (STP), all within one of Norwich's most consistently popular residential areas.

Agents Note

This property will be sold freehold and connected to mains water, electricity, gas and drainage.





Including Outbuilding

TOTAL FLOOR AREA : 938 sq.ft. (87.1 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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Dreaming of this home? Let's make it a *reality*



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Meet *Rosie*
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Meet *Tristan*
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