



15 Wordsworth Road, Norwich
Norwich



Minors & Brady

15 Wordsworth Road

Norwich

Offering a versatile layout and generous accommodation across two floors, this four-bedroom semi-detached home presents an excellent opportunity for a wide range of buyers.

Whether you are searching for a spacious family residence or an investment property with strong letting potential, the property provides flexible living spaces, multiple washroom facilities and ample outdoor space, all within easy reach of the University of East Anglia, the Norfolk and Norwich University Hospital and Norwich city centre.



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- Excellent investment opportunity with a layout well suited to student or multi-occupancy letting
- Four well-proportioned bedrooms arranged across two floors
- Spacious communal lounge providing a comfortable space for relaxation and socialising
- Generous fitted kitchen with dining area, ideal for shared living
- Well-equipped kitchen featuring an integrated oven and hob, with space for two fridge freezers and a washing machine
- Two shower rooms plus a separate first-floor WC, enhancing convenience for multiple occupants
- Large low-maintenance front and rear gardens with plenty of outdoor space
- Private driveway providing off-road parking for up to three vehicles
- Convenient NR5 location within easy reach of the University of East Anglia, Norfolk and Norwich University Hospital, local amenities and regular transport links into Norwich city centre

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



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Location

Situated to the west of Norwich, Wordsworth Road enjoys a convenient residential setting with excellent access to a wide range of amenities. The area is well served by local shops, supermarkets, schools, healthcare facilities, and leisure amenities, while the nearby University of East Anglia and Norfolk and Norwich University Hospital add to the area's appeal and connectivity. Regular public transport services provide easy access into Norwich city centre, offering an extensive selection of retail, dining, and entertainment options.

The location also benefits from excellent road links, with quick access to the A47 and other major routes across Norfolk. Nearby green spaces and recreational areas provide opportunities for walking and outdoor activities, creating a balance between everyday convenience and access to open surroundings.

Wordsworth Road

Stepping inside, the welcoming entrance hall provides access to the principal ground floor accommodation. Positioned to the front of the property, the lounge offers a comfortable reception space with plenty of room for soft furnishings, creating an ideal setting for everyday family life, entertaining guests or relaxing at the end of the day.



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To the rear, the generous kitchen forms the heart of the home. Fitted with an extensive range of storage units and worktop space, it is well equipped for busy households and shared living alike. The room also accommodates a dining area, creating a sociable environment for family meals, studying or entertaining. A useful utility room sits beyond the kitchen, providing additional storage and laundry facilities while helping to keep the main living spaces organised. The property benefits from a flexible bedroom arrangement, with one bedroom located on the ground floor and three further bedrooms positioned on the first floor. This layout could suit growing families requiring additional bedrooms, those working from home, or investors seeking accommodation for multiple occupants. Each bedroom enjoys natural light and practical proportions, creating comfortable and adaptable living spaces.

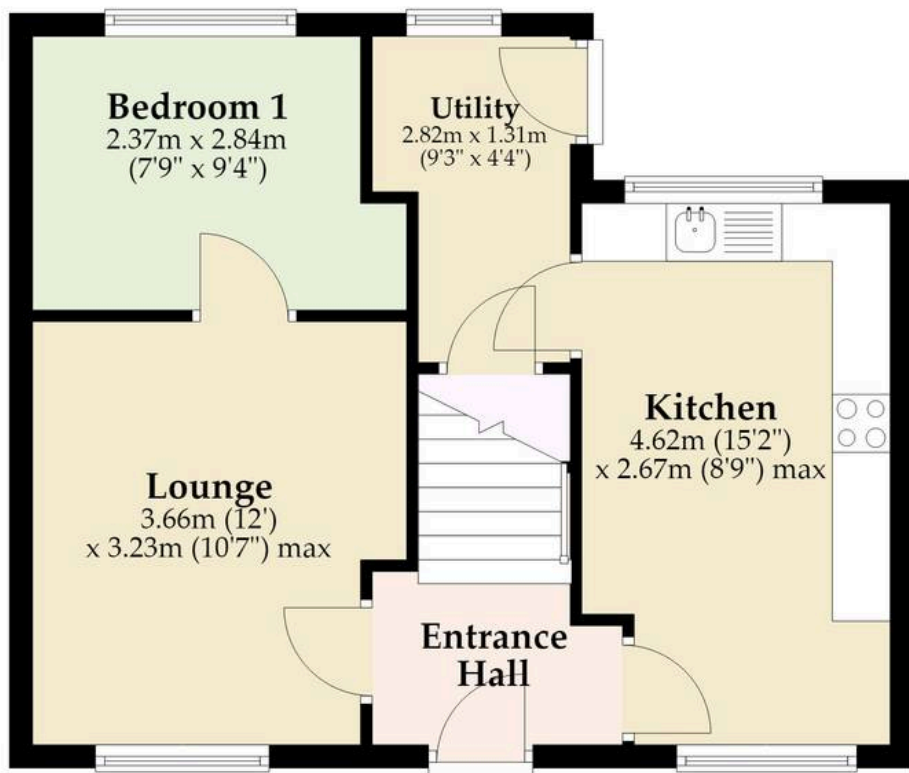
Further enhancing the practicality of the home are two shower rooms and a separate first-floor WC. The provision of multiple washroom facilities ensures convenience for larger households and helps the property cater comfortably to modern living requirements.

Outside, the property enjoys generous low-maintenance front and rear gardens, providing plenty of outdoor space without extensive upkeep. The enclosed rear garden offers room for outdoor seating, children's play equipment or additional storage, while the private driveway provides off-road parking for up to three vehicles.



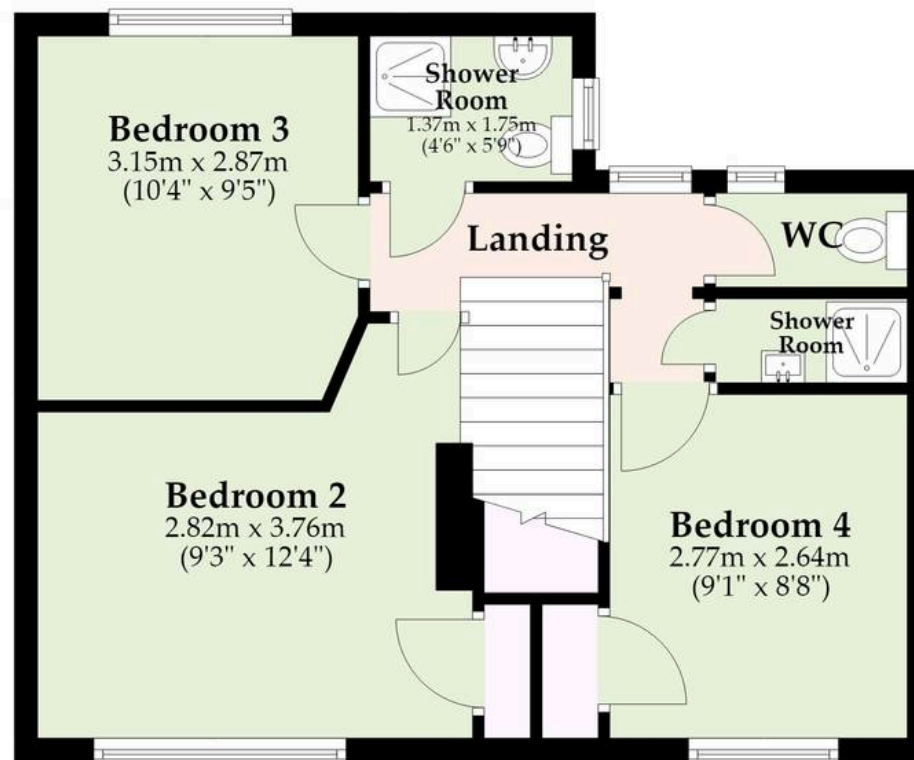
Ground Floor

Approx. 41.4 sq. metres (446.0 sq. feet)



First Floor

Approx. 41.6 sq. metres (447.3 sq. feet)



Total area: approx. 83.0 sq. metres (893.4 sq. feet)

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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.

Plan produced using PlanUp.

Dreaming of this home? Let's make it a *reality*.



Meet *Liam*
Branch Manager



Meet *Nagilla*
Aftersales Team Leader



Meet *Tristan*
Senior Property Lister

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