



3 Merton Road, Norwich

Norwich



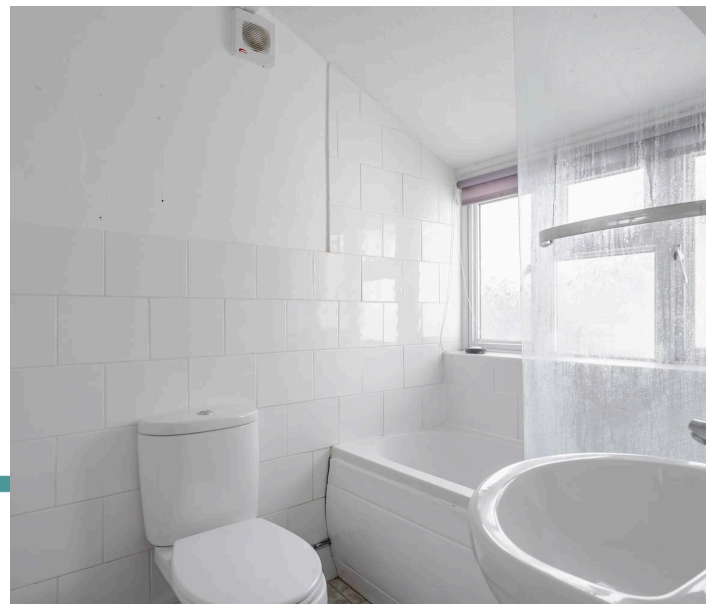
Minors & Brady

3 Merton Road

Norwich

A spacious end-terrace home with three double bedrooms and a surprisingly large enclosed garden. Situated just off Dereham Road, the property enjoys convenient access to Norwich city centre and a wide range of local amenities. The well-proportioned accommodation includes a generous lounge, fitted kitchen, separate utility room and a useful study area. Upstairs, three sizeable double bedrooms are served by a modern family bathroom. Outside, the lengthy rear garden is laid mainly to lawn and provides excellent space for relaxation and entertaining. An ideal home for families, professionals and those seeking generous accommodation close to the city.

- Spacious three-bedroom end-terrace home
- Three generously sized double bedrooms
- Bright and comfortable living room
- Well-appointed fitted kitchen space
- Separate practical utility room
- Useful study area for homeworking
- Contemporary family bathroom suite
- Lengthy enclosed rear garden space
- Predominantly lawned outdoor setting
- Easy access to Norwich city centre



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The Location

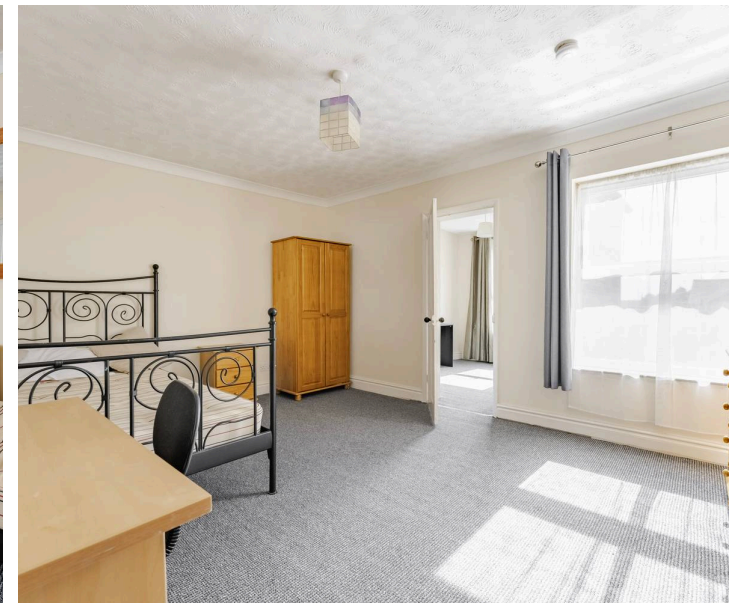
Situated on Merton Road, this home enjoys an enviable position in one of Norwich's most accessible and well-connected areas. Just a short stroll brings you into the city centre, where you'll find a vibrant mix of independent shops, award-winning restaurants, traditional pubs and artisan cafés, along with the famous Norwich Market, one of the oldest and largest open-air markets in the country.

Both Chantry Place and Castle Quarter shopping centres are within easy reach, offering a wide selection of high street retailers, fitness facilities and entertainment venues. Everyday essentials are equally well catered for, with supermarkets, pharmacies and convenience stores located nearby.

Merton Road benefits from a welcoming community atmosphere while being perfectly positioned to enjoy everything the city has to offer. Nearby green spaces provide excellent opportunities for outdoor recreation, dog walking and relaxation, while a variety of local amenities contribute to the area's enduring popularity with residents of all ages.

For those who enjoy exploring beyond the city centre, the sought-after NR2 district is close at hand, renowned for its independent shops, cafés and strong sense of community. Often regarded as one of Norwich's most desirable areas, NR2 successfully blends character, convenience and lifestyle appeal.

Merton Road is particularly well placed for commuting and travel, benefiting from excellent bus services, established cycle routes and convenient access to Norwich Train Station, which offers direct rail services to London Liverpool Street and destinations across the region. This combination of connectivity, amenities and community spirit makes Merton Road a highly desirable place to call home.



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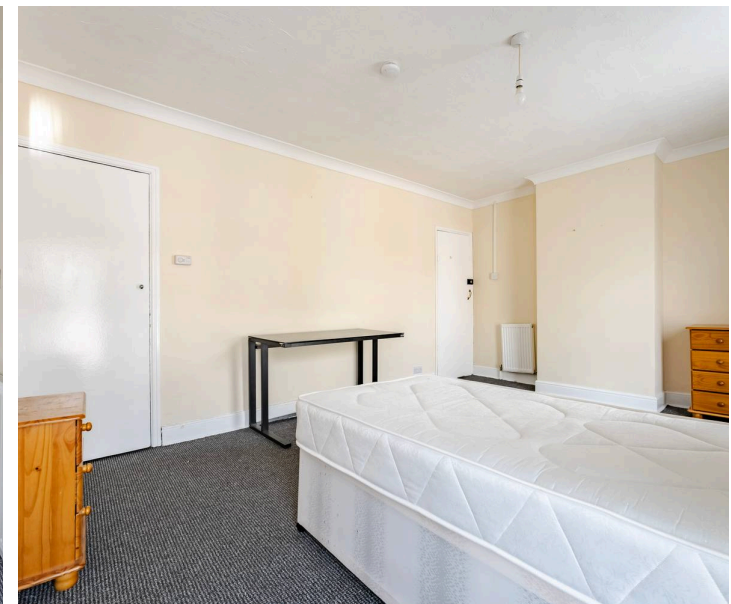
Merton Road, Norwich

Situated just off Dereham Road and within easy reach of Norwich city centre, this well-presented end-terrace home offers generously proportioned accommodation throughout, making it an excellent choice for families, professionals and investors alike. With three double bedrooms, versatile living space and a convenient location close to local amenities and transport links, the property provides an ideal blend of comfort and practicality.

The ground floor is centred around a welcoming lounge, offering a comfortable space for relaxing and entertaining. Flowing through the home, the well-appointed kitchen provides ample storage and workspace alongside room for everyday dining and meal preparation.

A separate utility room adds further practicality, helping to maximise storage and keep household tasks neatly organised.

Upstairs, the property continues to impress with three well-sized double bedrooms, all offering excellent proportions and flexibility for a variety of lifestyles. Whether utilised as family bedrooms, guest accommodation or dedicated work-from-home space, each room provides comfortable and adaptable living. A useful study accessed from the second bedroom creates an additional area that could suit home working, hobbies or a dressing room, depending on individual requirements.



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Serving the bedrooms is a modern family bathroom fitted with a contemporary suite and shower over the bath, providing both convenience and functionality for everyday living.

Outside, the property benefits from a generously sized enclosed rear garden, offering an excellent outdoor space that is rarely found so close to the city centre. Predominantly laid to lawn, the garden extends to an impressive length and provides plenty of room for children to play, outdoor entertaining, gardening enthusiasts or simply enjoying the warmer months.

Agents Note

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



Ground Floor

Approx. 653.1 sq. feet



First Floor

Approx. 482.2 sq. feet



Total area: approx. 1135.3 sq. feet

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*.



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Branch Manager




Meet *Nagilla*
Aftersales Team Leader



Meet *Tristan*
Senior Property Lister

Minors & Brady
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