



44 Spencer Road, Norwich

Minors & Brady



44 Spencer Road

Norwich

Overlooking the local green in the highly sought-after suburb of Old Catton, this beautifully refurbished mid-terrace home offers stylish, move-in-ready accommodation within easy reach of Norwich city centre. Thoughtfully updated throughout, including the installation of a new boiler, the property perfectly balances modern comfort with everyday practicality. Featuring a light-filled sitting room, a renovated kitchen/dining room, two generous double bedrooms and a contemporary bathroom fitted with a brand-new suite, it is ideally suited to first-time buyers, professionals and investors. Complemented by a private, low-maintenance garden with new fencing and a useful brick-built outbuilding, this is a home that offers both convenience and lifestyle in one of Norwich's most established residential locations.

Agents Notes

Freehold.

Connected to mains water, electricity, gas and drainage.

Gas central heating.

The vendor has made us aware of an allocated parking space (No. 44).

Please be aware that the images have been AI-staged to showcase the furniture in the rooms. We recommend visiting the property in person to fully evaluate the space and its features.



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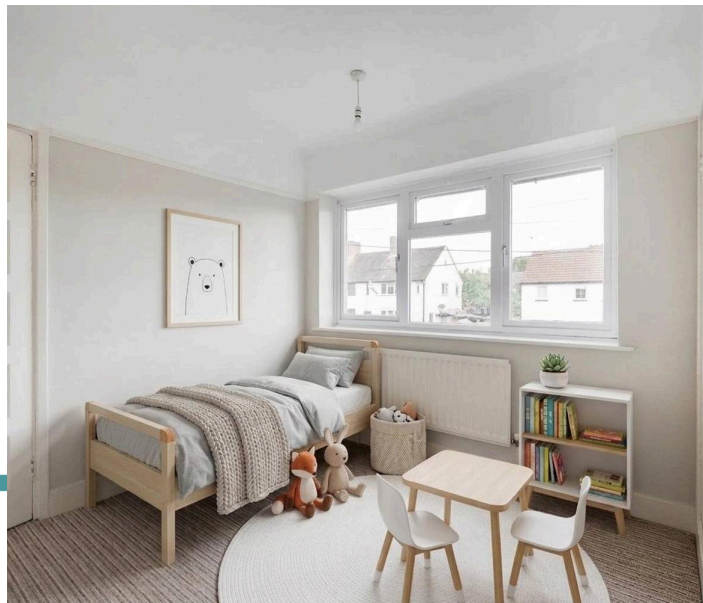
Norwich

Positioned along a residential road in the ever-popular suburb of Old Catton, just north of Norwich city centre, this thoughtfully refurbished mid-terrace home presents an excellent opportunity for first-time buyers, investors or those seeking a move-in-ready property in a well-connected location.

The home has been carefully updated throughout, creating bright and comfortable accommodation that is both practical and stylish. A recently installed boiler offers additional peace of mind, while a programme of improvements has ensured the property is ready to be enjoyed from day one.

The sitting room provides an inviting introduction to the home, centred around a large front-facing window that draws in an abundance of natural light and creates a wonderfully airy atmosphere. This comfortable reception space is perfectly suited to both relaxing evenings and entertaining family and friends.

To the rear, the renovated kitchen/dining room has been designed with modern living in mind. Fitted with contemporary cabinetry offering ample storage, the space is complemented by designated areas for freestanding appliances, allowing purchasers the flexibility to personalise the room to their own requirements. There is ample space for dining, making it a sociable hub of the home, while direct access to the garden encourages easy indoor-outdoor living during the warmer months.



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Upstairs, two well-proportioned double bedrooms offer comfortable and private accommodation, each providing versatile space for restful retreats, guest rooms or home-working arrangements. Serving the bedrooms is a beautifully appointed bathroom, fitted with a brand-new contemporary suite finished in a clean, modern style.

Outside, the rear garden has been designed for low-maintenance enjoyment, making it particularly appealing to busy professionals, first-time buyers and landlords alike. Enclosed by brand-new fencing and benefiting from a newly installed rear gate, the space offers privacy and security, with room for outdoor seating, container planting and al fresco dining. A brick-built storage outbuilding provides valuable additional storage for bicycles, gardening equipment and household essentials.

Offering modern interiors, practical outside space and a highly convenient location opposite the local green, this attractive home delivers an enviable balance of comfort, lifestyle and accessibility. A turnkey property in a sought-after part of Norwich, it represents an outstanding opportunity to secure a home that is equally suited to owner-occupation or investment.



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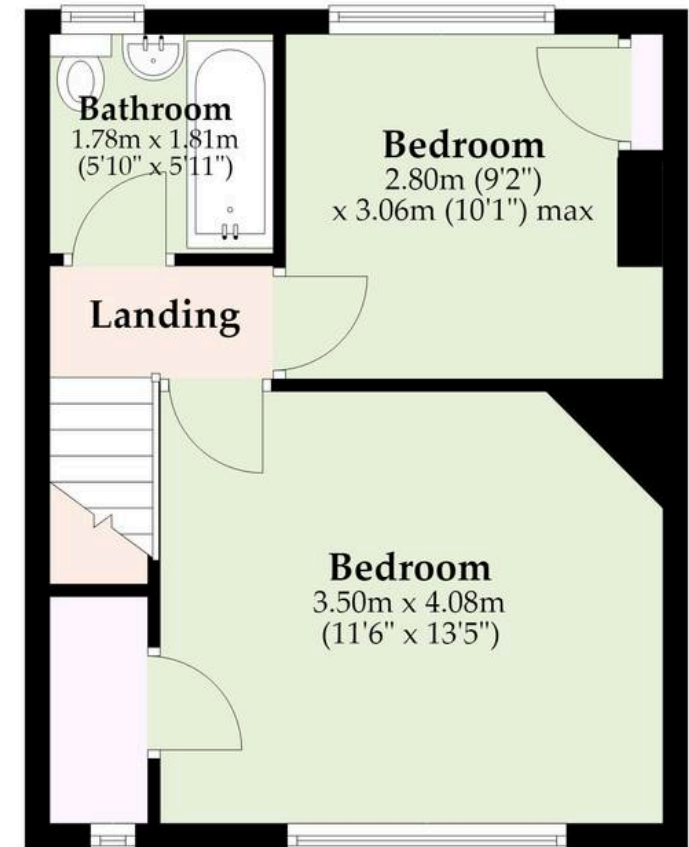
Ground Floor

Approx. 34.3 sq. metres (369.3 sq. feet)



First Floor

Approx. 31.8 sq. metres (342.7 sq. feet)



Total area: approx. 66.1 sq. metres (712.0 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.

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Aftersales Team Leader

Minors & Brady
Your home, our market



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