

32 Henderson Road, Norwich

£280,000

Minors & Brady

32 Henderson Road

Norwich

Offering a wonderful balance of modern living space and attractive outdoor areas, this beautifully presented three-bedroom home provides a bright and contemporary setting for comfortable everyday life. The property has a stylish and welcoming feel throughout, with generous open-plan accommodation creating a sociable heart to the home, while the additional reception room offers valuable flexibility for a range of lifestyles. Thoughtfully designed and well-maintained, the home combines practicality with comfortable family living, enhanced by spacious bedrooms and modern conveniences. Outside, the mature rear garden creates a peaceful setting for relaxing, entertaining and enjoying time outdoors. The property further benefits from off-road parking and a convenient location close to the University of East Anglia, local amenities and Norwich city centre. An excellent opportunity for families, professionals and those seeking versatile living space in a well-connected residential setting.

- Beautifully presented three bedroom home offering spacious and versatile accommodation with a bright and contemporary feel throughout
- Impressive open plan kitchen, living and dining space creating a sociable heart to the home, ideal for relaxing, dining and entertaining
- Stylish fitted kitchen with a generous range of storage, excellent worktop space and a seamless connection to the main living accommodation
- Three well presented first floor bedrooms providing comfortable private accommodation, with flexibility for family living, guests or home working
- Principal bedroom benefiting from its own ensuite facilities, providing added privacy and convenience for everyday living
- Convenient family bathroom serving the remaining bedrooms and providing a well appointed space for the








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Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:













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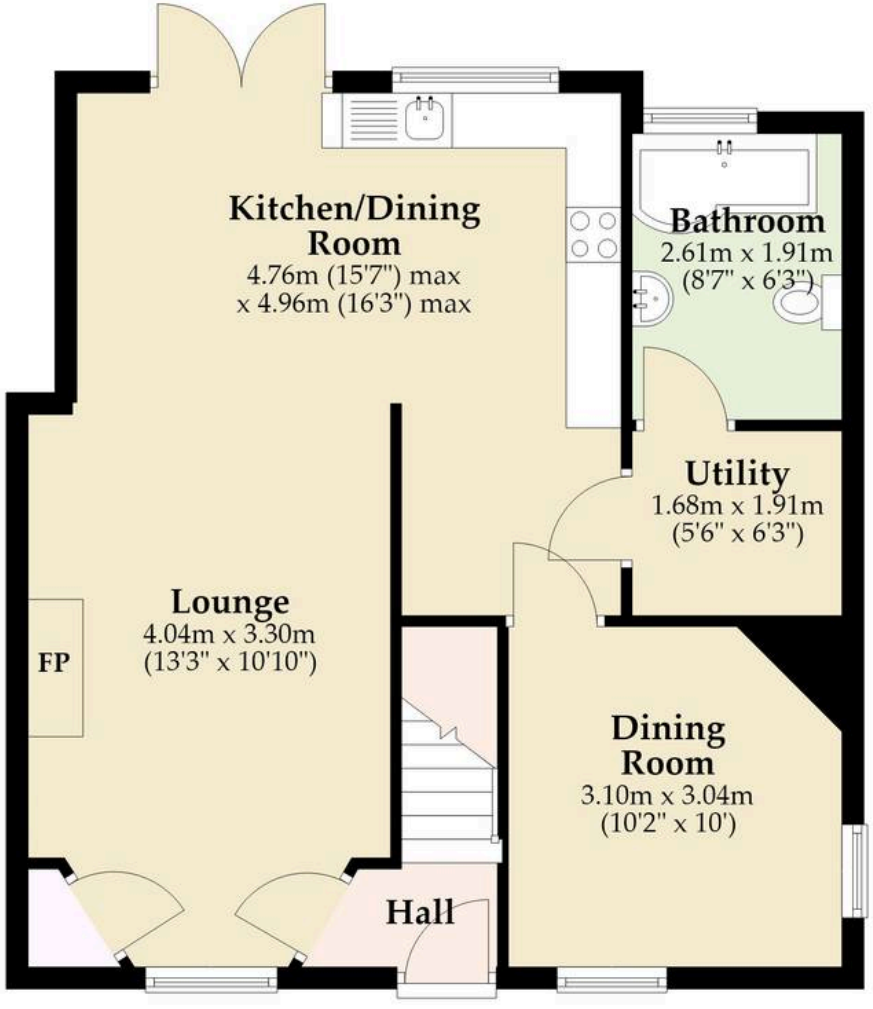
The Location

Situated within the University area of Norwich, Henderson Road enjoys a convenient residential setting with excellent access to local amenities and key parts of the city. Colman Road and Earlham Road are both close by, providing a useful range of shops, services and regular bus connections, while the University of East Anglia and the UEA campus are also within easy reach. Norwich city centre is readily accessible, offering an extensive choice of shopping, restaurants, cafés, entertainment and cultural attractions.

The surrounding area also benefits from a good selection of schools and green spaces, with Henderson Community Park nearby and the wider UEA grounds, Earlham Park

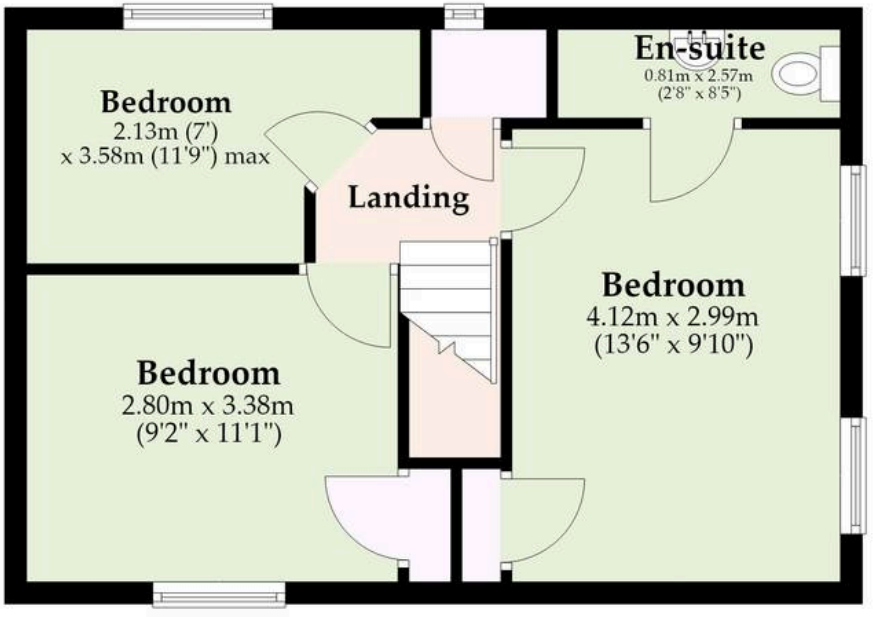
Ground Floor

Approx. 56.9 sq. metres (612.3 sq. feet)



First Floor

Approx. 37.3 sq. metres (401.0 sq. feet)



Total area: approx. 94.1 sq. metres (1013.3 sq. feet)

M&B

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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Branch Manager



Meet *Connie*
Senior Property Consultant



Meet *Tristan*
Senior Property Lister

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Director and Principal



Victoria Payne
Mortgage and Protection Adviser

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