



148 Beecheno Road, Norwich

Minors & Brady



148 Beechen Road

Norwich

Offering well-proportioned accommodation in a convenient location, this well-presented three-bedroom home is an excellent opportunity for first-time buyers, families or investors alike.

The property provides a practical layout with generous living space, an extended kitchen and dining area, three good-sized bedrooms and useful additional facilities, while outside there is a large rear garden and ample off-road parking. Its position is particularly appealing for those looking to be close to the University of East Anglia and NNUH, with good transport links also providing easy access to Norwich and the surrounding area.



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- Well presented three bedroom home offering spacious and versatile accommodation, ideally suited to first time buyers, families or investors seeking a property in a convenient Norwich location
- Spacious living room providing a comfortable main reception space with a feature fireplace, large front facing window and plenty of room for a range of furniture
- Extended kitchen and dining area offering a practical and sociable space for everyday living, featuring a good range of fitted units, range cooker and integrated dishwasher
- Useful separate utility room providing additional storage and workspace, with ample room for both a washing machine and tumble dryer
- Three good sized bedrooms arranged across the first floor, offering excellent flexibility for family living, guest accommodation or use as a home office
- Large enclosed rear garden with a generous patio area, lawn and established planting, together with a useful outbuilding providing additional storage
- Spacious driveway to the front providing off road parking for two cars, with a practical approach to the property
- Additional features include underfloor heating and a water softener within the kitchen, adding further comfort and convenience to the home
- Convenient location within walking distance of the UEA and close to the NNUH, with good transport links and easy access to a range of local amenities



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Location

Situated in the Bowthorpe area to the west of Norwich, Beecheno Road forms part of an established residential neighbourhood with a range of everyday amenities close by. Local shops, supermarkets, schools, healthcare facilities, and regular bus services are all accessible from the area, while Norwich city centre is within easy reach for a wider choice of shopping, dining, leisure, and cultural attractions. The surrounding road network also provides convenient connections towards Dereham and other parts of Norwich.

The area benefits from a number of nearby green spaces and established walking routes, including recreational open space around Beecheno Road and the footpath connections towards Earlham Green Lane and Dereham Road. The UEA and its surrounding grounds are also within convenient reach, while the wider city provides access to attractions including Earlham Park and the Sainsbury Centre.

Beecheno Road, Norwich

The property opens into a welcoming entrance hall, leading through to the spacious living room.



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This is a comfortable reception space with a large front facing window allowing plenty of natural light into the room, together with a feature fireplace creating a focal point. To the rear, the extended kitchen and dining area provides a sociable space for both everyday use and entertaining. The kitchen is fitted with a good range of units and work surfaces, with a range cooker and dishwasher included, while the adjoining dining area provides space for a family table.

A separate utility room adds useful practicality, with space for both a washing machine and tumble dryer, while a ground floor WC is also provided.

Upstairs, there are three good sized bedrooms, each offering useful and flexible accommodation depending on the needs of the household. The first floor is completed by a shower room.

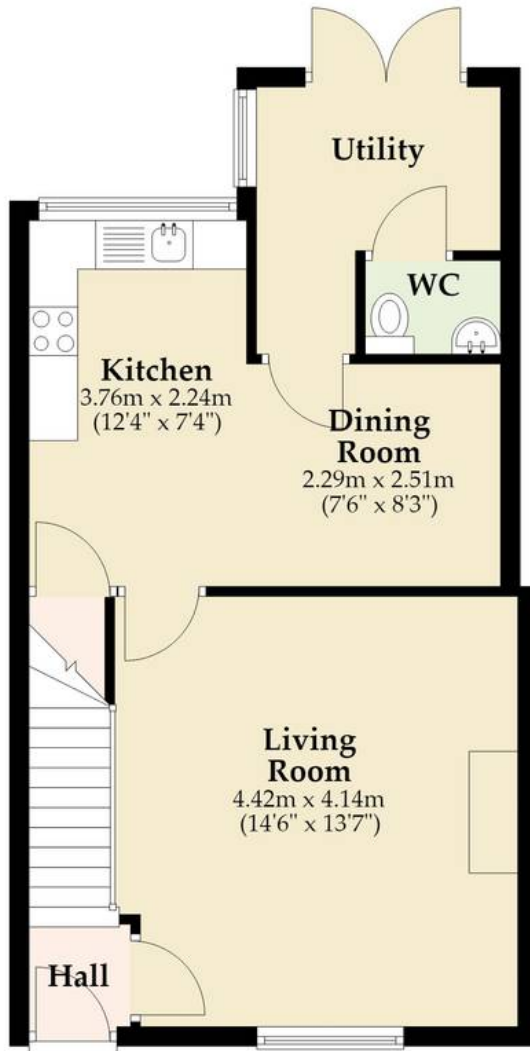
Outside, the property benefits from a large enclosed rear garden, with a generous paved patio providing an ideal area for outdoor seating and entertaining, alongside lawn and established planting. A useful outbuilding provides additional storage or could offer further flexibility for those working from home or requiring a hobby space. To the front, the property has a generous driveway with space for two cars, providing convenient off road parking.

The property also benefits from underfloor heating and a water softener in the kitchen, adding to the comfort and practicality of the home.

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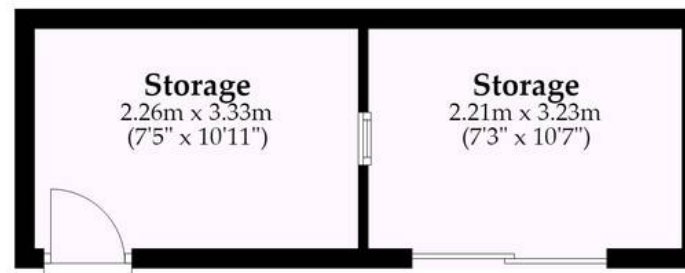
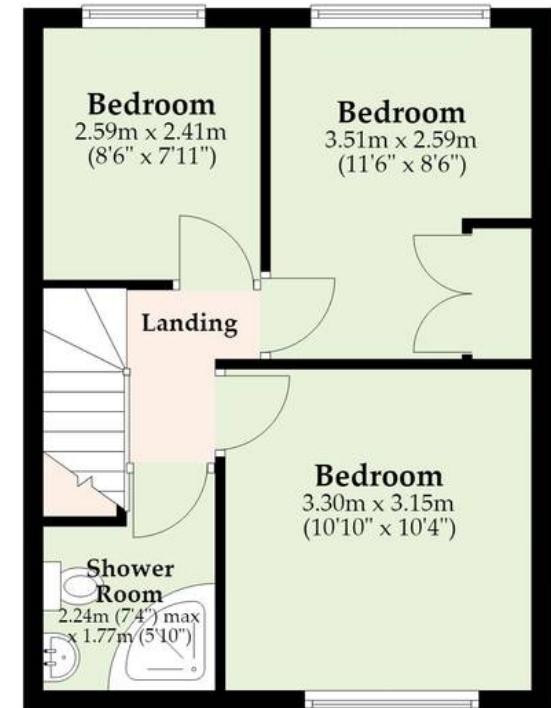
Ground Floor

Approx. 59.0 sq. metres (634.9 sq. feet)



First Floor

Approx. 35.0 sq. metres (377.2 sq. feet)



Total area: approx. 94.0 sq. metres (1012.1 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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