



38 Salhouse Road, Norwich

Minors & Brady



38 Salhouse Road

Norwich

This well-proportioned three-bedroom home offers a comfortable layout with plenty of flexibility for modern family life. The generous dual-aspect lounge provides a good main living space, while the kitchen is supported by a separate utility room and useful ground-floor shower and wet room. Three bedrooms are arranged across the first floor, and outside there is an enclosed south-facing garden with patio, greenhouse and timber shed.

The property has plenty to offer both inside and out, with a layout that can easily adapt to the needs of a growing household or those looking for additional space. Offered with no onward chain, the property is a good opportunity for buyers looking for a home they can settle into and make their own.

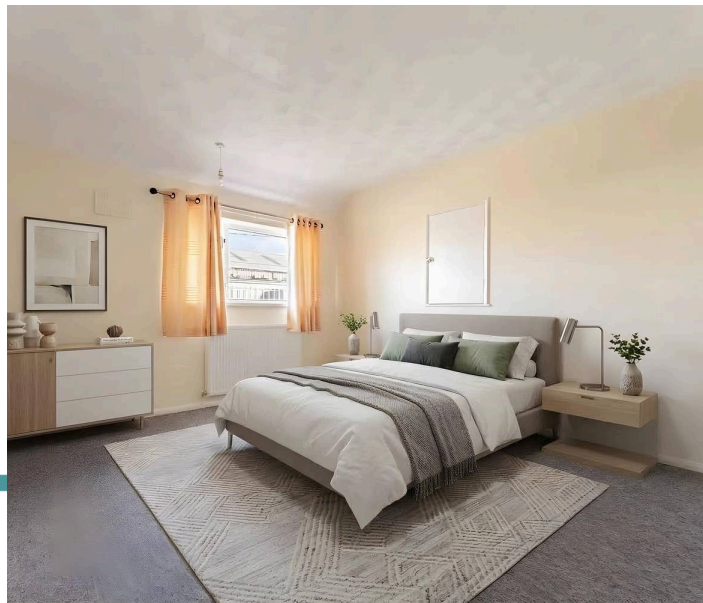
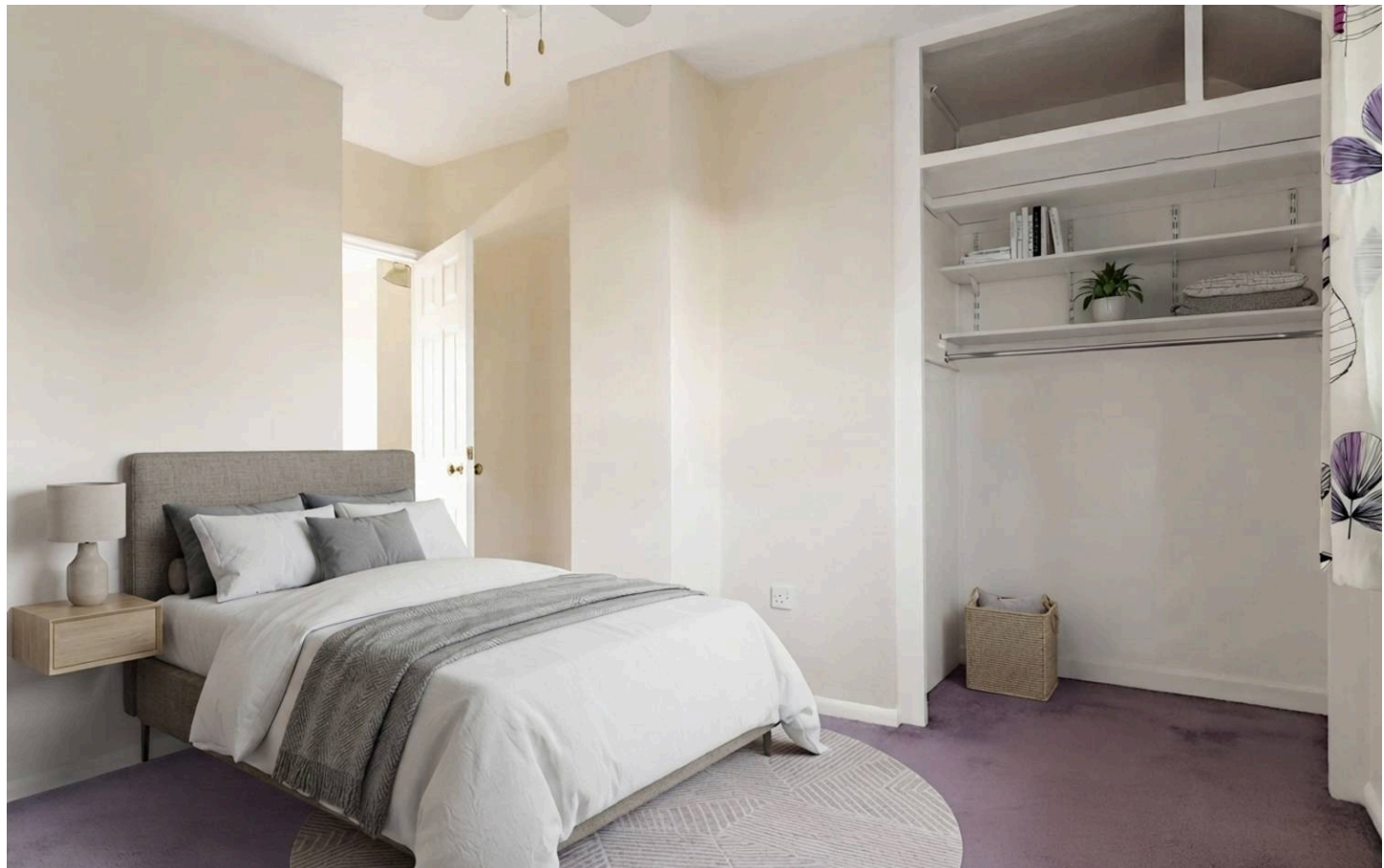


M&B

38 Salhouse Road

Norwich

- Offered for sale with no onward chain
- Spacious three bedroom ex local authority mid terraced home offering well proportioned and versatile accommodation throughout
- Generous dual aspect lounge providing a bright and comfortable main reception room with plenty of space for relaxing and entertaining
- Well equipped fitted kitchen offering a practical range of storage and worktop space, with direct access to the adjoining utility room
- Useful utility room providing additional practical space for laundry and household appliances, helping to keep the main living areas uncluttered
- Three well proportioned bedrooms arranged across the first floor, offering comfortable accommodation with flexibility for family members, guests or home working
- Enclosed south facing rear garden with a patio area, greenhouse and timber shed, creating a pleasant and manageable outdoor space
- Enclosed front garden adding to the property's outside space and providing an attractive approach to the home



M&B



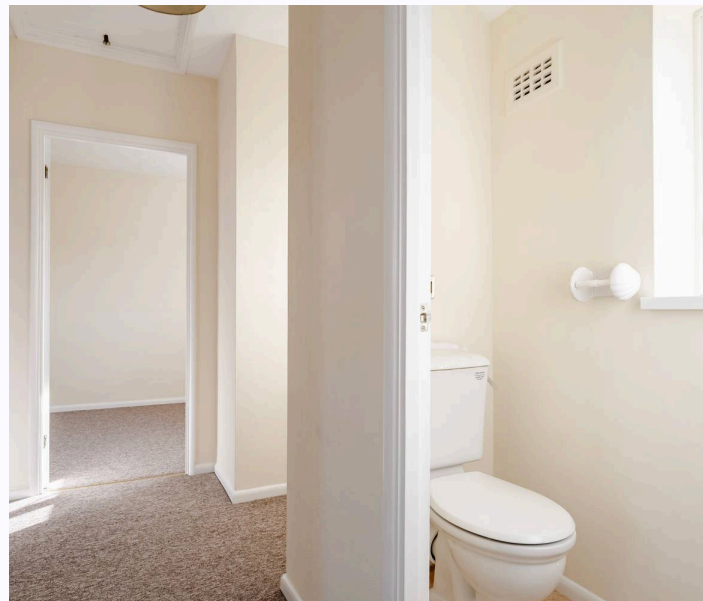
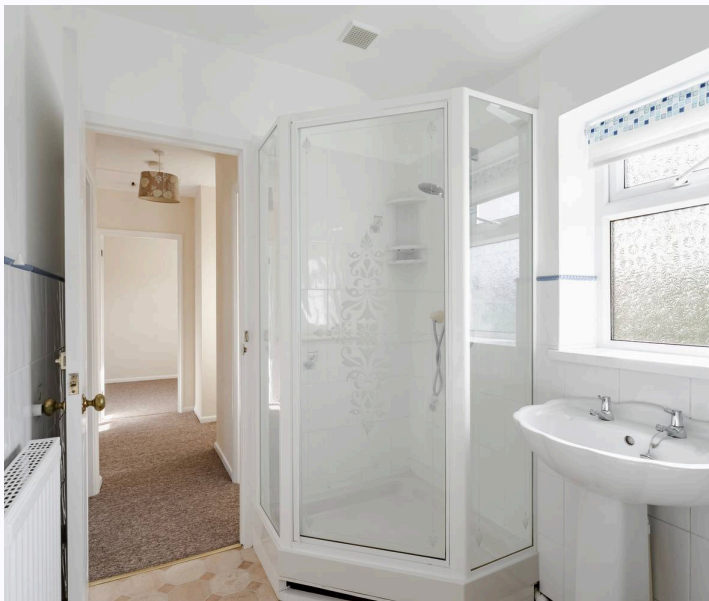
38 Salhouse Road

Norwich

Location

Situated in the Heartsease area to the north-east of Norwich, Salhouse Road enjoys a convenient location with a good range of amenities close at hand. Local schools, shops, supermarkets, and everyday services are all within easy reach, while Sprowston Retail Park provides a wider choice of major retailers, cafés, and leisure facilities. Regular bus services operate along the surrounding roads, with Norwich city centre approximately three miles away, providing an extensive selection of shopping, dining, entertainment, and cultural attractions.

The area also benefits from good access to green spaces and the wider Norfolk countryside. Nearby parks and recreation grounds provide opportunities for walking and outdoor activities, while the Norfolk Broads are readily accessible to the north and east. The A1042 ring road and wider road network provide convenient connections around Norwich and towards the Broads, making this a well positioned location for enjoying both the amenities of the city and the surrounding countryside.



M&B



38 Salhouse Road

The property opens into an entrance hall, leading through to the generous lounge. This is a particularly good main reception room, with its dual aspect allowing plenty of natural light and French doors opening directly onto the rear garden. The French doors provide a lovely connection between the lounge and outside space, making it easy to step out into the garden and creating a natural flow during warmer months. There is plenty of room for comfortable seating, making this a versatile space for relaxing or spending time with family and friends.

The fitted kitchen is positioned towards the rear and provides a good amount of cupboard and worktop space for everyday cooking. A separate utility room sits alongside, providing useful additional space for laundry and household appliances. The ground floor also benefits from a wet room, which is a useful addition for family living.

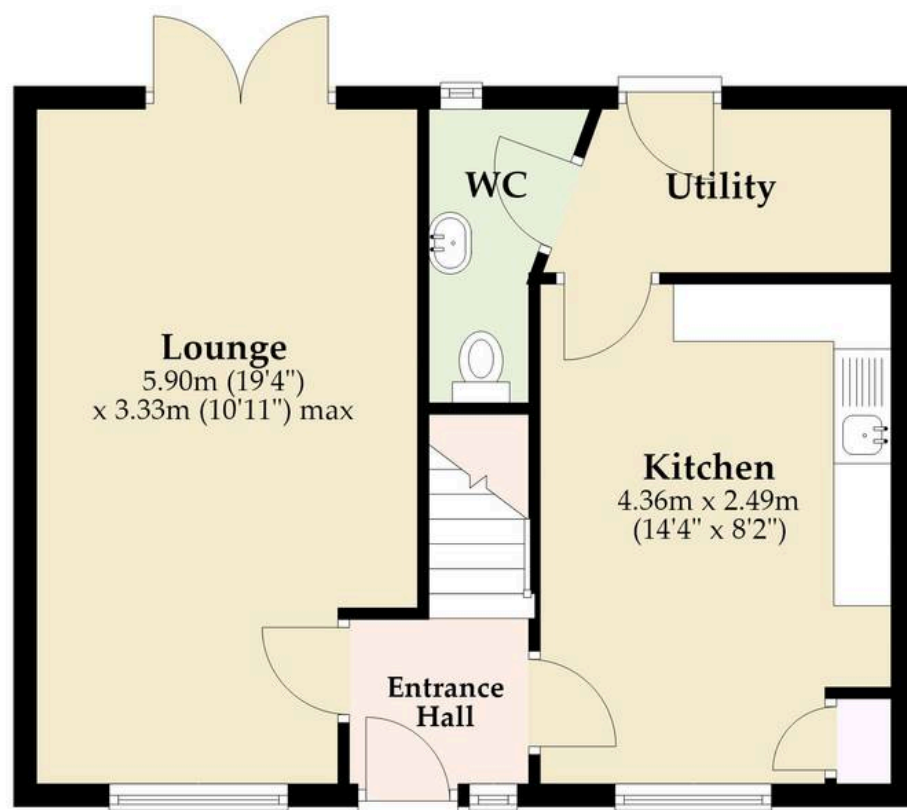
Upstairs, there are three well proportioned bedrooms, providing comfortable accommodation with plenty of flexibility for family members, guests or a home office. The main bathroom and separate WC complete the first floor.

The enclosed rear garden enjoys a south facing aspect and provides a good amount of usable outdoor space. A patio area offers somewhere to sit and enjoy the garden, while the greenhouse and timber shed provide useful additions for gardening and storage. The enclosed front garden also gives the property a pleasant approach.



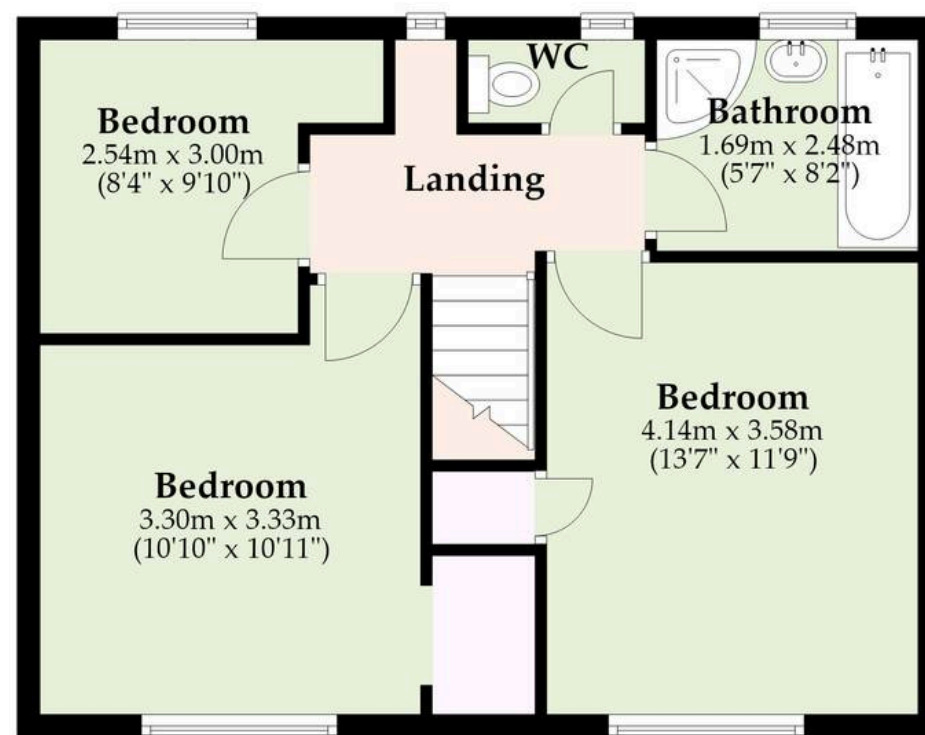
Ground Floor

Approx. 49.7 sq. metres (535.1 sq. feet)



First Floor

Approx. 48.0 sq. metres (516.7 sq. feet)



Total area: approx. 97.7 sq. metres (1051.8 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.

Dreaming of this home?

Let's make it a *reality*.



Meet *Abi*
Branch Partner



Meet *Daryl*
Listings Manager



Meet *Adelaide*
Senior Property Consultant

Minors & Brady

Your home, our market



homes@minorsandbrady.co.uk



01603 783088



6 Church Road, Hoveton, NR12 8UG

BURY ST. EDMUNDS | CAISTER-ON-SEA | DEREHAM | DISS | NORWICH | OULTON BROAD | WROXHAM



Residential | Buy-to-Let | Protection

How we can support:

- ✓ Residential Mortgages
- ✓ Protection and Insurance
- ✓ Buy-to-Let (Personal and Limited Company)



Matt Waters
Director and
Principal



Victoria Payne
Mortgage and
Protection Adviser

Offering you quick and professional mortgage advice, every step of the way.

T: 01603 210378
E: enquiries@norfolk-mortgages.co.uk
W: www.norfolk-mortgages.co.uk