



70 Spencer Road, Norwich

Minors & Brady



70 Spencer Road

Norwich

Spacious semi-detached home with fantastic potential in a sought-after residential setting. Offering over 800 sq. ft. (stms) of accommodation, this well-built 1950s property presents an excellent opportunity for buyers looking to modernise and create a home tailored to their own tastes. The layout includes a generous lounge, a spacious kitchen/dining room and two well-proportioned double bedrooms. Outside, the property enjoys gardens to the front, side and rear, along with access to a communal recreational area. Further benefits include a single allocated parking space, excellent nearby amenities and convenient access to local schools, transport links and the NDR.

- Spacious two-bedroom semi-detached home extending to over 800 sq. ft. (stms)
- Popular Old Catton location with excellent access to local amenities and Norwich city centre
- Bright and generously proportioned lounge ideal for everyday living and entertaining
- Large kitchen/dining room spanning the width of the property with direct garden access
- Two well-sized double bedrooms offering flexible accommodation
- Family bathroom complemented by a separate WC for added practicality
- Gardens to the front, side and rear providing excellent outdoor space and future potential
- Would benefit from modernisation, offering buyers the opportunity to add value and personalise
- Single allocated parking space with no permit requirements
- Conveniently positioned close to schools, public transport, Norwich Airport and the Broadland Northway (NDR)





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The Location

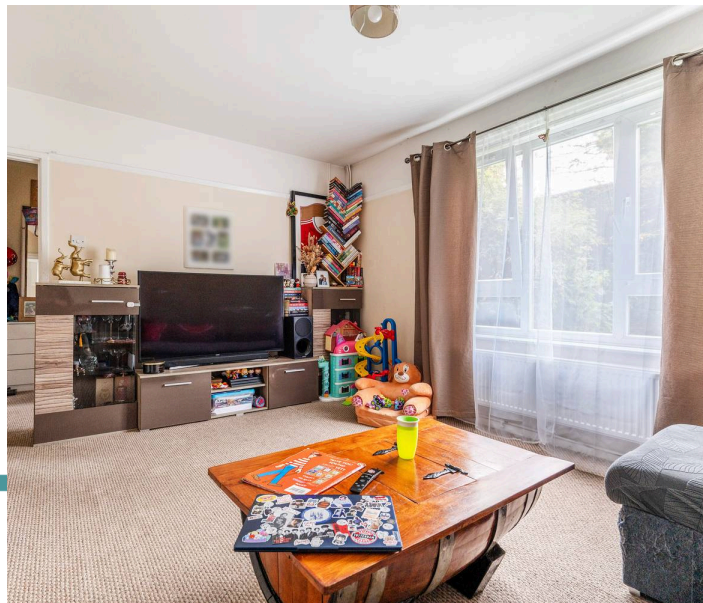
Spencer Road is located within the sought-after suburb of Old Catton, positioned to the north of Norwich city centre. This well-established residential area is known for its attractive surroundings, excellent amenities and convenient access to both the city and the wider Norfolk region.

Residents have access to a wide range of everyday amenities, including supermarkets, local shops, cafés, healthcare facilities and well-regarded schools. Norwich city centre is easily accessible and offers an extensive selection of shopping, restaurants, leisure facilities and cultural attractions, including the historic cathedral, castle and vibrant market.

Old Catton is particularly popular for its abundance of green space and recreational opportunities. Catton Park, one of the area's most notable landmarks, provides attractive parkland, mature woodland and open spaces ideal for walking, exercise and relaxation.

The location is exceptionally well connected, with Norwich Ring Road and the Broadland Northway (NDR) providing convenient road links across the city and county. Norwich railway station offers regular services to London Liverpool Street, Cambridge and other major destinations, while Norwich International Airport is located a short distance away.

Spencer Road enjoys a desirable position within this popular Norwich suburb, offering excellent local amenities, attractive green spaces and convenient access to the city centre and surrounding countryside.





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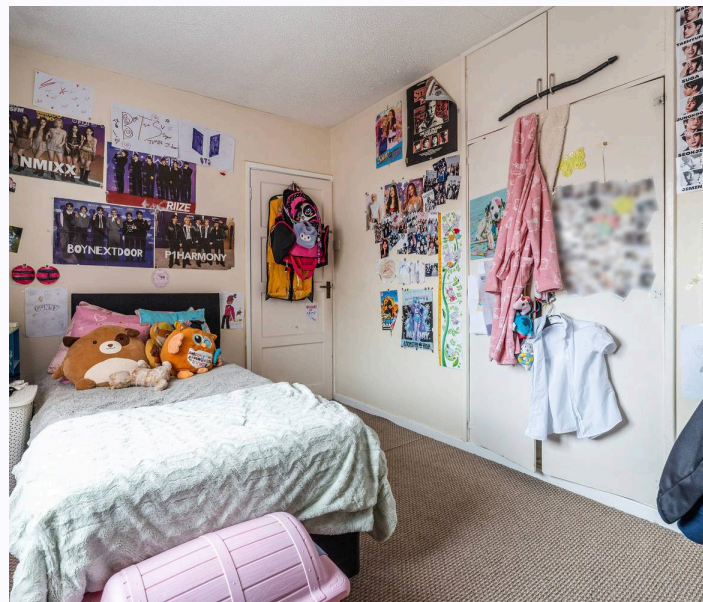
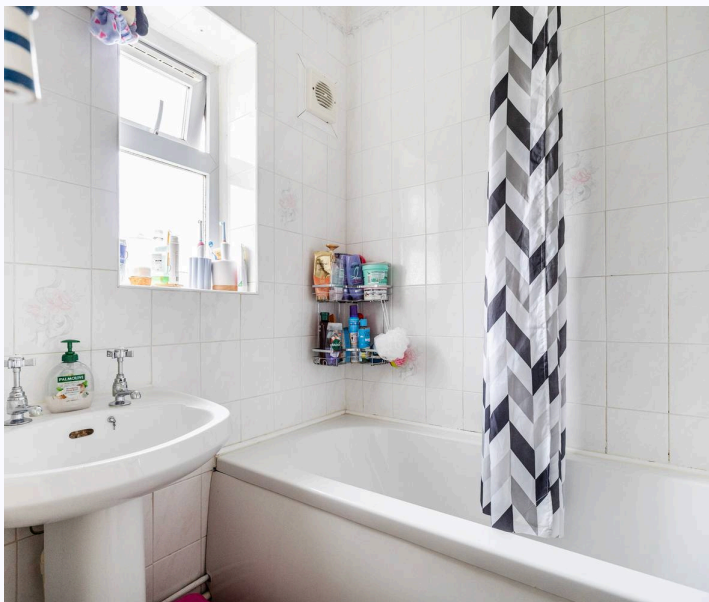
Spencer Road, Old Catton

Occupying a pleasant position within a well-established neighbourhood, this two-bedroom semi-detached home offers over 800 sq. ft. (stms) of accommodation and presents an excellent opportunity for buyers seeking a property they can update and personalise to their own tastes. Built during the 1950s, the property benefits from generous room proportions, a practical layout, private gardens and an allocated parking space, while offering clear scope for modernisation and future enhancement.

The ground floor is centred around a spacious lounge, providing a comfortable living area with plenty of natural light and ample space for a variety of furniture arrangements. The room enjoys a welcoming feel and serves as the perfect setting for both everyday living and entertaining alike.

To the rear of the property, the generous kitchen/dining room spans the width of the home and offers excellent space for cooking, dining and socialising. With direct access to the garden, this room provides strong potential for refurbishment or reconfiguration, allowing prospective purchasers the opportunity to create a contemporary family-focused living space tailored to individual requirements.

The first floor comprises two well-proportioned double bedrooms, both offering comfortable accommodation and excellent flexibility.



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The larger bedroom benefits from particularly generous dimensions, while the second bedroom is equally suited to a variety of uses including guest accommodation, children's bedrooms or a home office. A family bathroom and separate WC complete the first-floor arrangement, providing practical convenience for day-to-day living.

One of the property's standout features is the amount of outside space on offer. Gardens extend to the front, side and rear, creating excellent opportunities for keen gardeners, families or those simply seeking additional outdoor space. The sunny plot provides a pleasant environment to enjoy throughout the year and, subject to any necessary permissions, may also offer future potential for extension or alteration.

Residents also enjoy access to a spacious communal recreational area nearby, providing additional green space for leisure activities and outdoor enjoyment. The property additionally benefits from a single allocated parking space, removing the need for permit parking and enhancing everyday convenience.

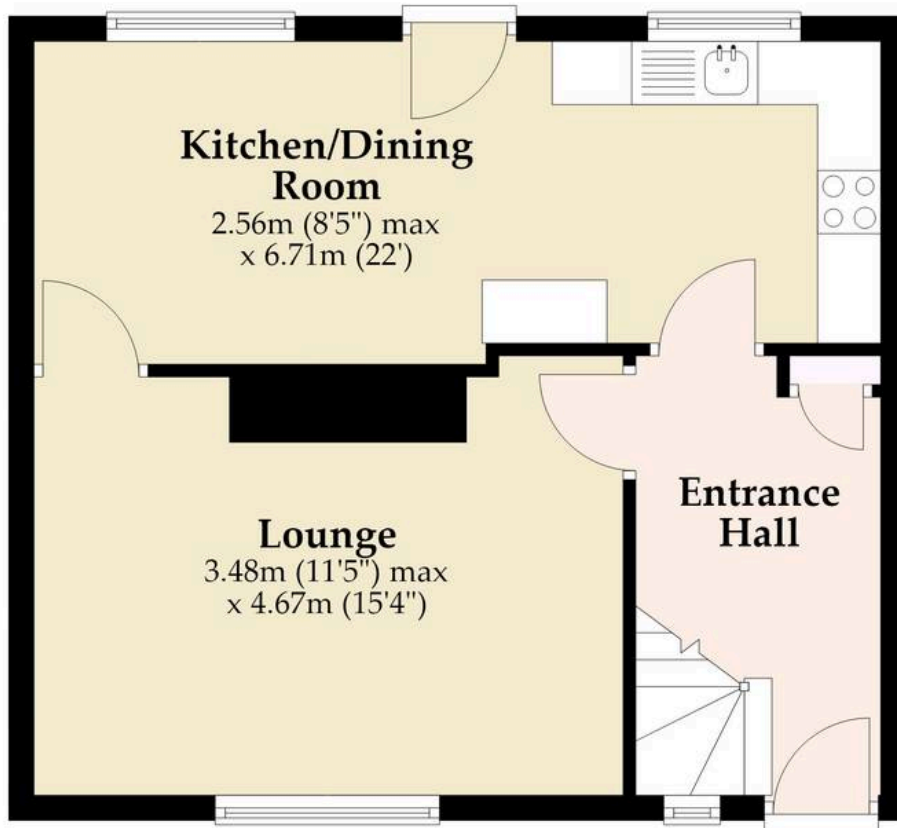
Agent's Note

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

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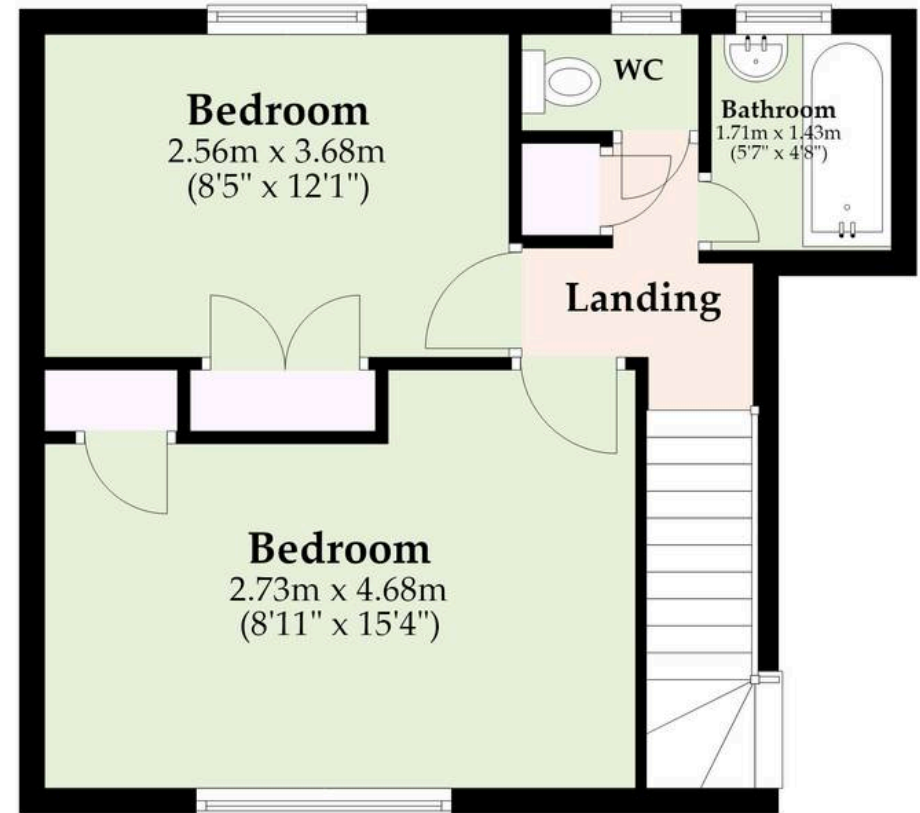
Ground Floor

Approx. 40.0 sq. metres (430.7 sq. feet)



First Floor

Approx. 35.4 sq. metres (380.6 sq. feet)



Total area: approx. 75.4 sq. metres (811.3 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.

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