



38 Hunter Road, Norwich

Minors & Brady



38 Hunter Road

Norwich

Excellent first-time buy or investment opportunity with driveway parking, an en-suite and a generous rear garden. Occupying a convenient and well-connected position, this three-bedroom home offers approximately 730 sq. ft. of well-balanced accommodation arranged over two floors. The property benefits from a spacious and naturally bright lounge, a modern fitted kitchen and the added advantage of both a family bathroom and an en-suite shower room. Outside, there is off-road parking via a private driveway and a particularly good-sized rear garden, ideal for families and outdoor entertaining. Further benefits include gas central heating via a combi boiler, double glazing throughout and scope for some cosmetic improvement, allowing purchasers to add their own stamp over time.

- Three-bedroom mid-terraced home extending to approximately 730 sq. ft.
- Spacious lounge with excellent natural light from a large front-facing window
- Modern fitted kitchen with practical layout and garden access
- Ground floor family bathroom and first-floor en-suite shower room
- Generous principal bedroom with private en-suite facilities
- Gas central heating served by a combi boiler
- Double glazed windows throughout
- Private driveway providing valuable off-road parking
- Good-sized rear garden offering excellent outdoor space
- Convenient location close to local amenities, schools and transport links





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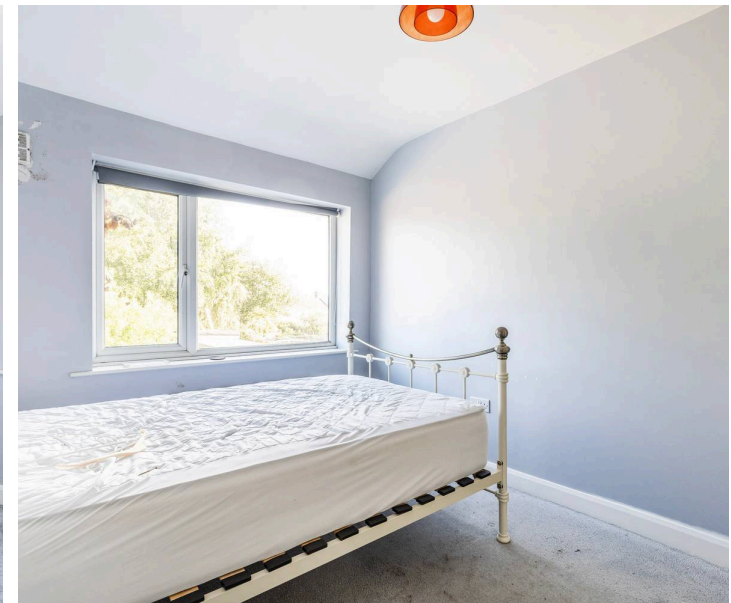
The Location

Situated in a highly desirable area on the outskirts of Norwich, this location offers the perfect mix of convenience and comfort. Residents enjoy easy access to a variety of local amenities, including supermarkets such as Tesco and B&M, as well as popular high-street favourites like Greggs, making day-to-day living effortless.

Families are particularly drawn to the area thanks to excellent schooling options nearby. Green spaces and parks in the vicinity provide a welcoming environment for outdoor activities, leisurely walks, and time with pets.

For commuters, the location is exceptionally well connected. The Northern Distributor Road (NDR) and nearby ring roads offer swift access to surrounding areas and streamline travel into the city centre, making it ideal for both work and leisure trips. Sprowston is just a short distance away, providing additional shopping, dining, and recreational options.

Easy access to Norwich city centre ensures a wide array of amenities, cultural attractions, and entertainment venues are always within reach. With this combination of connectivity, local conveniences, and a family-friendly environment, this area presents an outstanding lifestyle opportunity.



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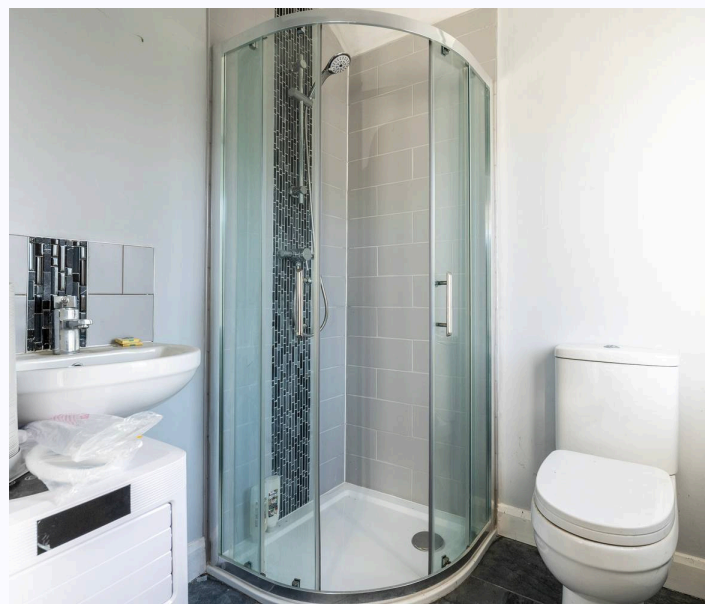
Hunter Road, Norwich

Situated in a convenient and well-connected location, this three-bedroom home offers approximately 730 sq. ft. of accommodation together with off-road parking, a generous rear garden and well-balanced living space arranged over two floors. Benefitting from gas central heating via a combi boiler and double glazing throughout, the property presents an excellent opportunity for first-time buyers, families or investors alike.

The ground floor is centred around a spacious lounge measuring over 14ft in length, providing plenty of space for both comfortable seating and dining arrangements. A large front-facing window allows for an abundance of natural light, creating a bright and welcoming living environment. To the rear, the kitchen is fitted with a range of modern units and work surfaces, offering practical day-to-day functionality with direct access to the garden. The ground floor is further served by a family bathroom, providing excellent convenience and flexibility.

Upstairs, the property offers three bedrooms, including a generous principal bedroom benefitting from its own en-suite shower room. The remaining two bedrooms provide versatile accommodation and could equally serve as children's rooms, guest accommodation or a home office, depending on individual requirements.

Outside, the property enjoys the advantage of driveway parking to the front, while the rear garden offers a particularly good-sized outdoor space with plenty of potential for entertaining, gardening or family enjoyment.



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The garden provides an excellent extension of the living accommodation and will appeal to those seeking outside space without compromising convenience.

The property would benefit from some cosmetic attention and general refreshing in places, allowing a purchaser the opportunity to further enhance and personalise the accommodation to their own taste.

However, the home already benefits from modern kitchen and bathroom facilities, double glazing and gas-fired central heating, providing a solid foundation for future improvement.

Agents Note

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



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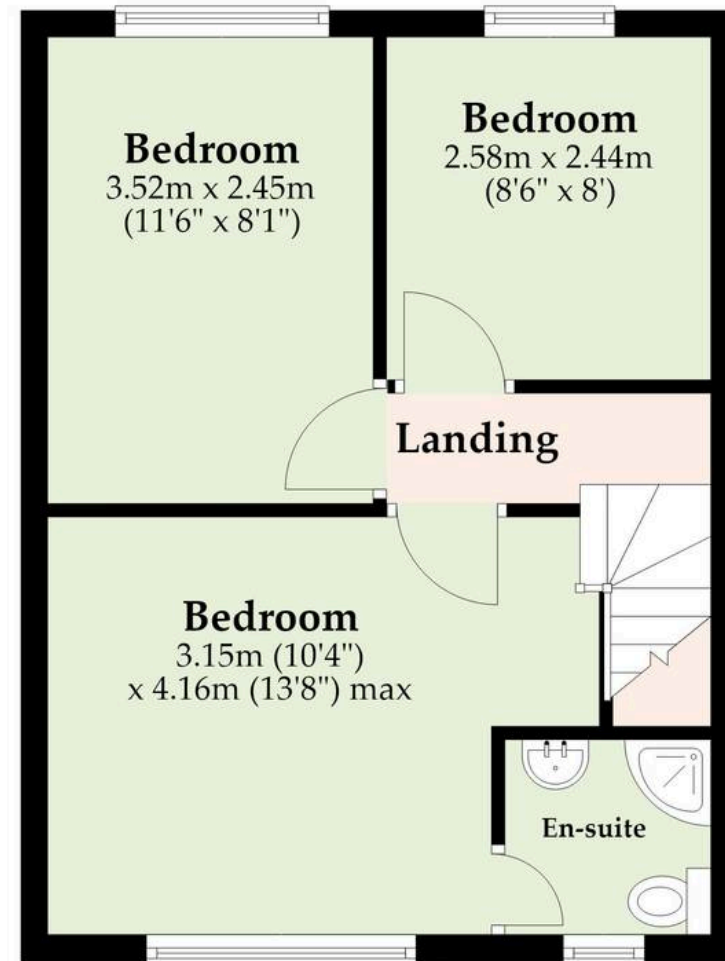
Ground Floor

Approx. 33.8 sq. metres (363.9 sq. feet)



First Floor

Approx. 34.0 sq. metres (366.5 sq. feet)



Total area: approx. 67.9 sq. metres (730.4 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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