



20 Waterman Road, Norwich

Minors & Brady



20 Waterman Road

Norwich

Generous family living with a stunning landscaped garden and exceptional versatility. Occupying a generous plot in a sought-after west Norwich location, this well-maintained three-bedroom semi-detached home offers the perfect blend of comfort, practicality and convenience. The heart of the home is the impressive 21ft dual-aspect lounge/dining room, complemented by a fitted kitchen and bright, well-presented accommodation throughout. Upstairs, three well-proportioned bedrooms are served by a contemporary bathroom and separate WC, creating an ideal layout for families and professionals alike. Outside, the beautifully landscaped rear garden provides a private outdoor retreat, further enhanced by a useful brick-built utility outbuilding with power and an external WC.

- Immaculately presented three-bedroom semi-detached home occupying a generous plot in a popular west Norwich location
- Spacious 21ft dual-aspect lounge/dining room with French doors opening directly onto the rear garden
- Modern fitted kitchen featuring units and excellent worktop space
- Three well-proportioned bedrooms, including two doubles with fitted storage solutions
- Contemporary fully tiled bathroom complemented by a separate first-floor WC
- Beautifully landscaped rear garden with lawn, patio and decking areas designed for outdoor enjoyment
- Detached brick-built utility/outbuilding with power connected and an additional external WC
- Potential to create off-road parking to the front, subject to any necessary consents



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The Location

Located within the popular NR5 area of Norwich, Waterman Road offers an excellent balance of convenience, connectivity and everyday practicality.

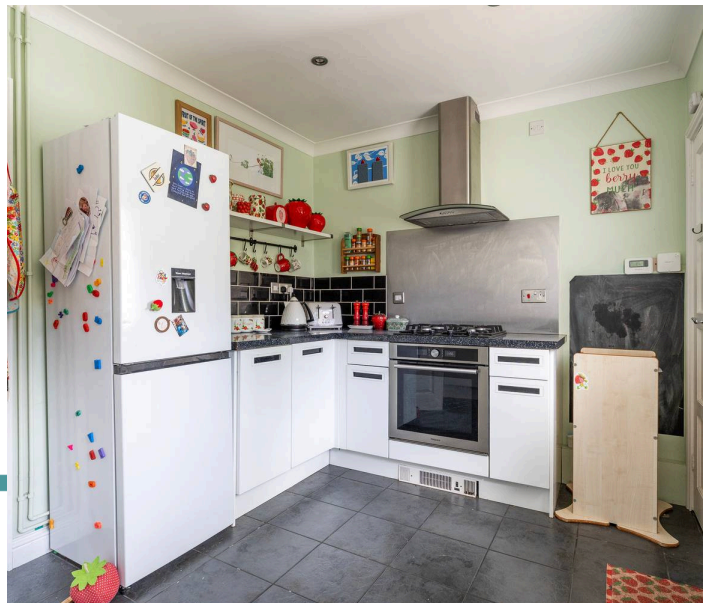
Positioned to the west of the city centre, the area is particularly popular with families, professionals and those connected to the University of East Anglia and Norfolk & Norwich University Hospital, both of which are easily accessible.

Residents benefit from a wide range of local amenities close at hand, including supermarkets, convenience stores, cafés, takeaways and everyday services. Nearby shopping facilities cater for daily needs, while Longwater Retail Park is just a short drive away, offering a wider selection of retail, dining and leisure options.

Families are well served by a selection of schooling options in the surrounding area, including primary and secondary schools, helping to make the location a practical choice for those with children. Healthcare provision is also excellent, with local GP surgeries, dental practices and the Norfolk & Norwich University Hospital all within easy reach.

The area also enjoys a good choice of food and drink establishments, ranging from local pubs and cafés to popular restaurants and takeaway options. Whether looking for a quick coffee, casual dining or an evening meal, residents have plenty of choice within a short distance of the property.

Transport links are a particular strength of the location. Waterman Road provides easy access to the Norwich Ring Road and A47, making travel across Norfolk straightforward.



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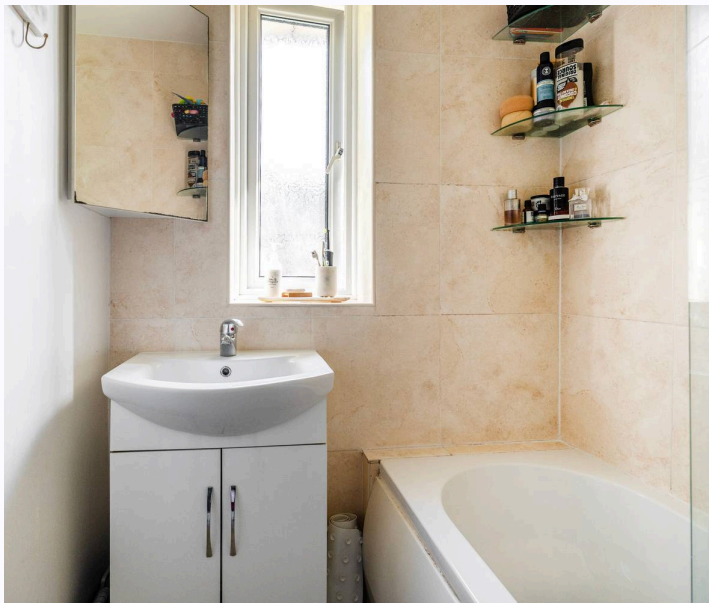
Occupying a generous plot within a popular west Norwich location, this immaculately presented three-bedroom semi-detached home has been thoughtfully maintained and enhanced to offer ready-to-move-into accommodation.

Combining well-proportioned living space with a beautifully landscaped rear garden and excellent access to local amenities, the property will appeal to families, first-time buyers and investors alike.

The property is entered via a welcoming entrance hall, where stairs rise to the first floor and useful understairs storage provides practical day-to-day convenience. Positioned to the front of the home, the fitted kitchen offers a comprehensive range of wall and base units complemented by generous work surfaces.

There is space and plumbing for a range of appliances, while an integrated oven, gas hob and extractor hood create a highly functional cooking environment.

Stretching across the rear of the property, the impressive lounge/dining room is undoubtedly the heart of the home. Measuring approximately 21ft in length, this bright and spacious dual-aspect room offers excellent flexibility for both everyday living and entertaining. French doors open directly onto the rear garden, allowing natural light to flood the space whilst creating a seamless connection between indoor and outdoor living during the warmer months.



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To the first floor, three well-proportioned bedrooms are arranged around a central landing. The principal and second bedrooms both benefit from fitted storage, while the third bedroom provides versatile accommodation ideal as a child's bedroom, guest room, nursery or home office. Serving the bedrooms is a beautifully finished bathroom, fully tiled and fitted with a modern suite including a bath with shower over. A separate WC adds further practicality for family living.

Externally, the property continues to impress. The front garden is predominantly laid to lawn with a pathway leading to the entrance, whilst also offering potential for the creation of off-road parking, subject to any necessary consents. To the rear, the landscaped garden provides a wonderful outdoor space. Designed with both enjoyment and ease of maintenance in mind, it features a combination of lawn, patio and decking areas that create distinct spaces for relaxing, dining and entertaining.

Adding further versatility is a detached brick-built outbuilding incorporating a useful utility space and external WC, both benefiting from electricity supply. Mature planting and established boundaries provide a good degree of privacy, while secure gated access enhances practicality and peace of mind.

Agent's Note

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

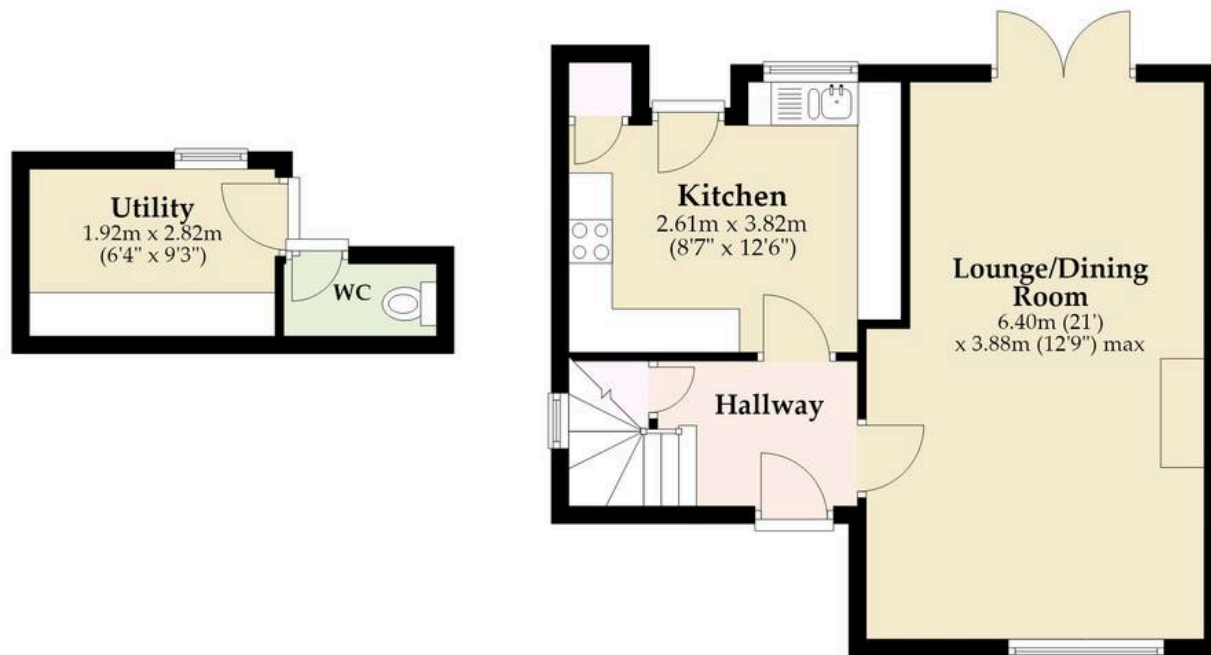


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Ground Floor

Approx. 48.0 sq. metres (516.4 sq. feet)



First Floor

Approx. 41.5 sq. metres (446.8 sq. feet)



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Total area: approx. 89.5 sq. metres (963.2 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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