



45 Blenheim Road, Norwich

Price: £275,000

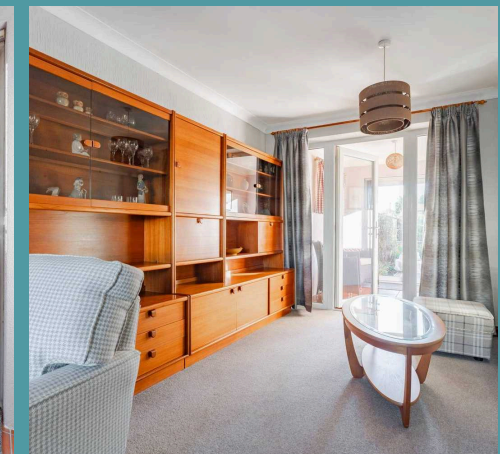
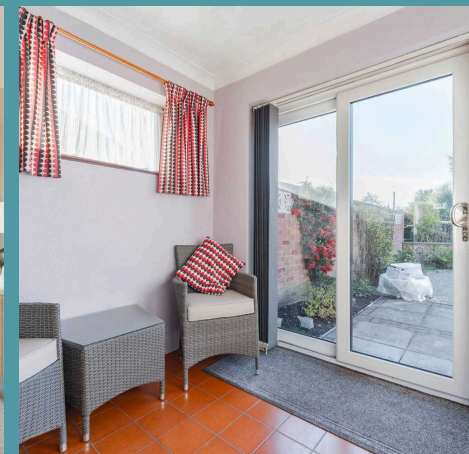
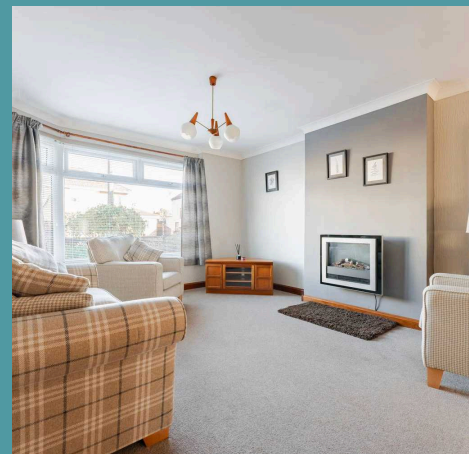
45 Blenheim Road

Norwich

This neatly maintained three-bedroom semi-detached home in Norwich offers a spacious and versatile layout, perfect for families or those seeking extra space. The ground floor boasts a light-filled sitting room with a bay window, a connected dining area, a garden room, and a generously sized kitchen with ample storage. Upstairs, three well-proportioned bedrooms and a modern shower room provide comfortable living accommodation. Externally, the beautifully maintained rear garden, detached garage, and off-road parking on a private driveway add further appeal. With its welcoming atmosphere and potential for personalisation, this property is a fantastic opportunity to create your ideal home.

The Location

Situated on Blenheim Road in the sought-after NR7 area of Norwich, this home enjoys a prime location offering convenience and connectivity. Families will appreciate the range of highly rated schools nearby, including Thorpe St. Andrew School and Sixth Form (approximately 1.5 miles away) and Hillside Avenue Primary and Nursery School (around 0.7 miles away). The property is also just 3 miles from Norwich city centre, providing easy access to a vibrant array of shops, restaurants, and cultural attractions. For commuters, the location benefits from excellent transport links, including nearby access to the A47, connecting you to surrounding towns and the Norfolk countryside. Local amenities such as supermarkets, parks, and medical facilities are all within a short distance, making this an ideal choice for families and professionals alike.





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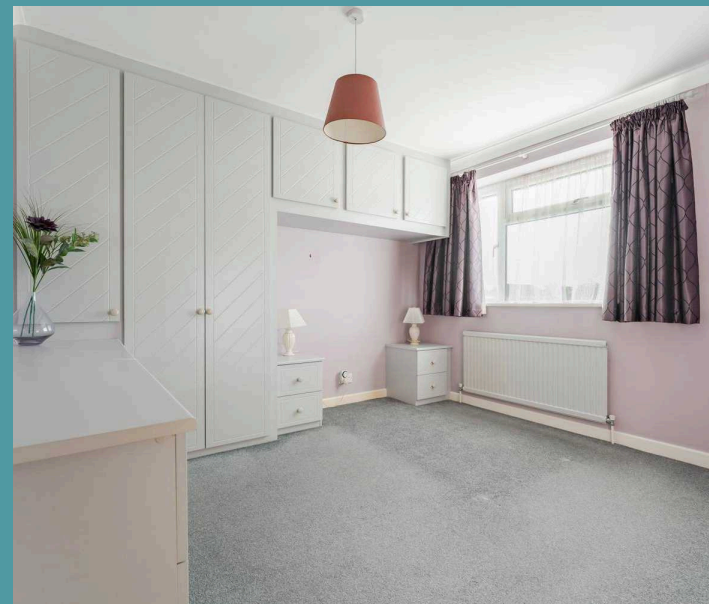
Blenheim Road

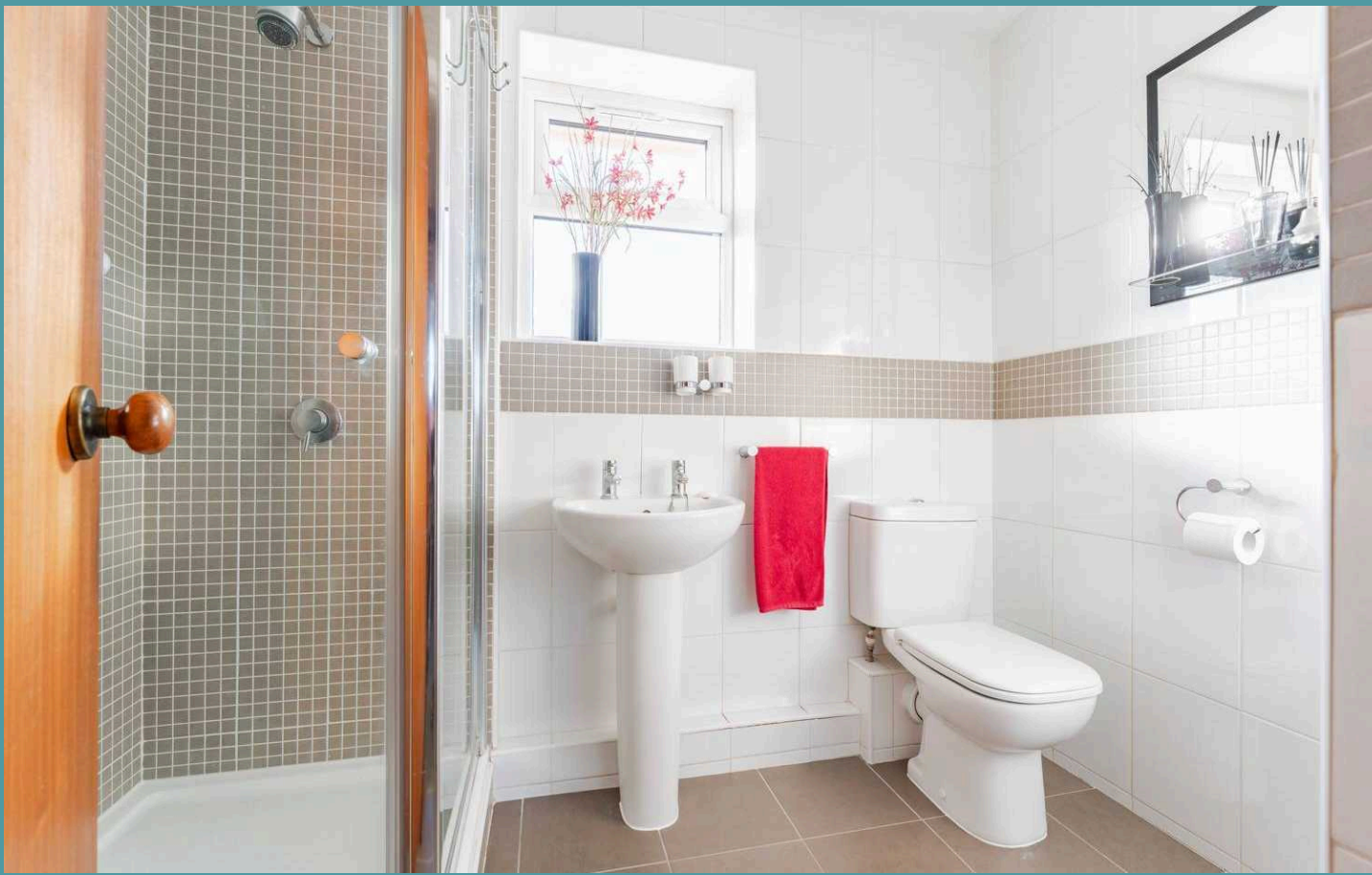
This well-presented three-bedroom semi-detached home in Norwich offers an ideal layout for family living or those seeking additional space. From the moment you step into the light-filled hallway, you'll be greeted by a welcoming atmosphere.

To your left, a large sitting room awaits, complete with a bay window that enhances natural light and plush carpeting that provides a cosy feel. The space seamlessly flows into a designated dining area and connects to a garden room—a versatile reception space perfect for relaxation or additional furnishings. Completing the ground floor is a generously sized kitchen, boasting ample cupboard storage and plenty of potential to tailor the area to your personal style.

Upstairs, the property features three well-proportioned bedrooms, offering comfortable accommodation for families or guests.

The modern shower room is equipped with contemporary fixtures, providing a fresh touch. This home is designed for low-maintenance living, allowing you to move in with ease while also providing opportunities for updates and enhancements to suit your preferences.





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Externally, the home is surrounded by beautifully maintained gardens. The rear garden features a mix of patio pathways, well-kept lawned areas and attractive borders, creating a serene outdoor space for entertaining or relaxation. A detached garage adds valuable storage or workspace, while off-road parking on a private driveway at the front provides added convenience. This property perfectly balances ready-to-move-in charm with room for personalisation, making it a must-see for discerning buyers.

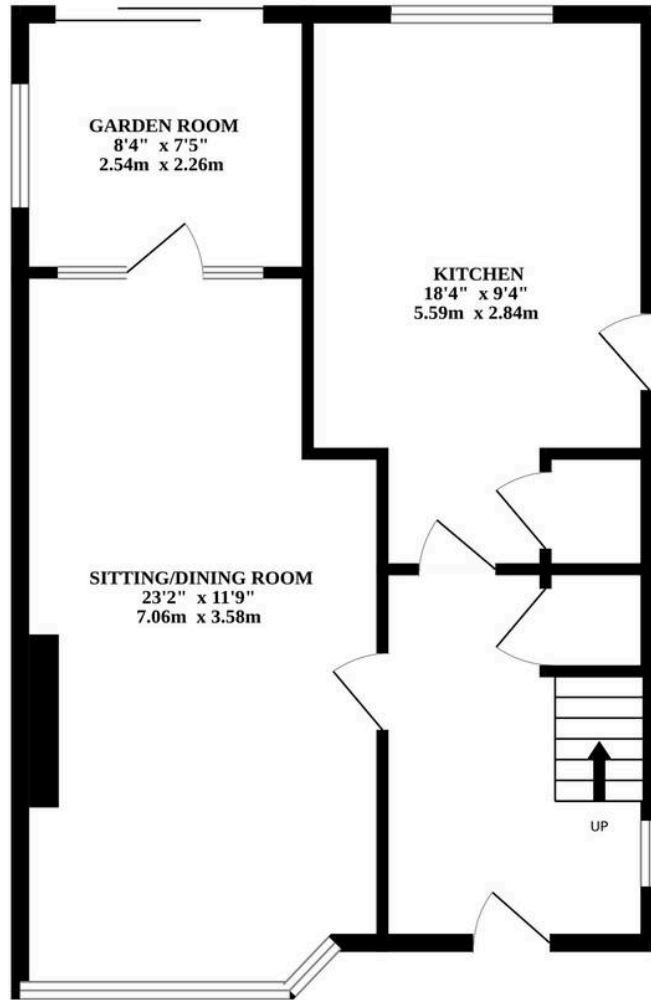
Agents Note

Sold Freehold

Connected to all mains services.



GROUND FLOOR



1ST FLOOR

