



72 Salhouse Road, Norwich

Guide Price £220,000 - £230,000

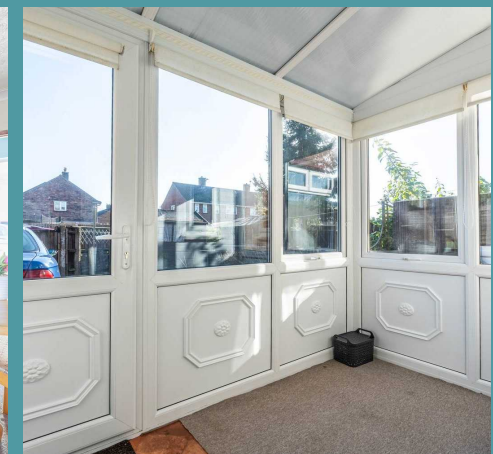
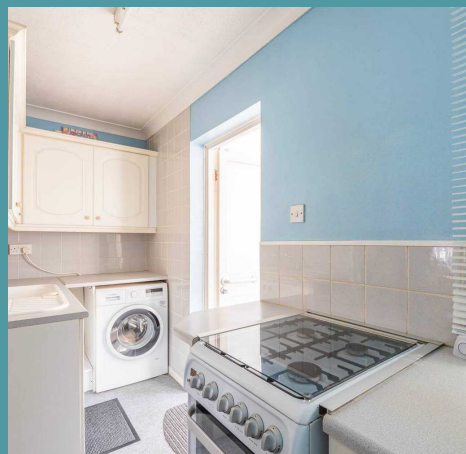
72 Salhouse Road

Norwich

This property on Salhouse Road, located northeast of Norwich city centre, offers an ideal setting in the Heartsease, with schools and public transport nearby for convenience. Inside, it has a spacious layout, featuring a bright lounge, flexible dining room and kitchen on the ground floor, along with a PVC garden room overlooking the rear garden. The upper level includes three well-sized bedrooms, with practical storage solutions and a family bathroom. Outside, the property benefits from low-maintenance landscaping, a relaxing rear garden, and dedicated off-road parking. This makes it a great option for families seeking a home close to both urban amenities and natural beauty, like the Norfolk Broads National Park.

The Location

The property a Salhouse Road, Norwich, NR7 is located in the Heartsease and Pilling Park area. It lies about 3 kilometers northeast of Norwich city centre, easily accessible by public transportation, with nearby bus stops along Salhouse Road, Deloney Road and Falcon Road East. This area is primarily urban, with local amenities including schools like Heartsease Primary Academy and Sprowston Community Academy, making it convenient for families. The property is positioned about 15 miles from the coast. Additionally, residents benefit from close proximity to local parks and the Norfolk Broads National Park.





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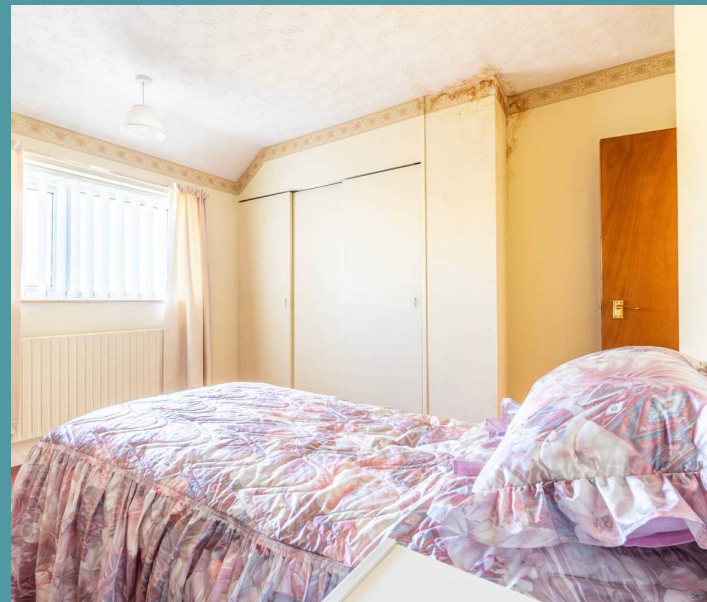
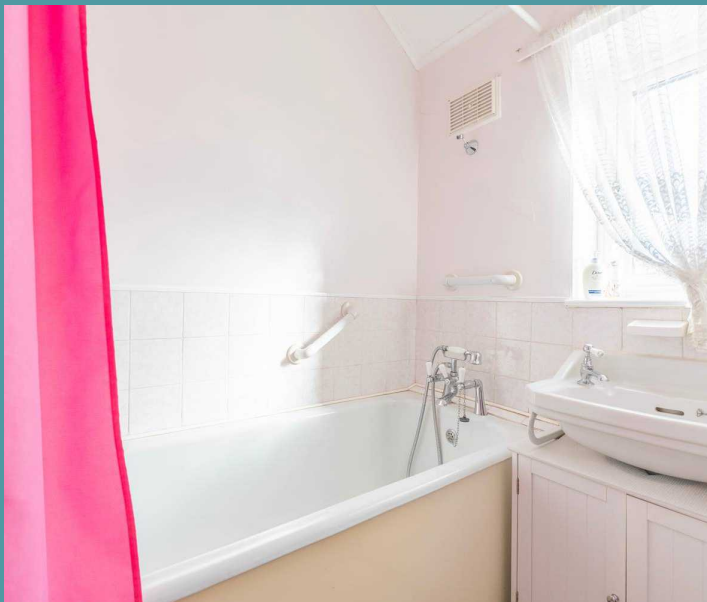
Norwich

Salhouse Road

Upon entry, the entrance hall leads to a generously sized lounge with two double-glazed windows and ample space for relaxation and entertaining. Adjacent, a well-proportioned dining room offers flexibility for family meals or could serve as a secondary living space.

The kitchen is fitted with ample wall and base units, countertops, and includes spaces for a cooker and washing machine. A handy under-stair cupboard provides extra storage. Completing the ground floor is a garden room with PVC construction, perfect for enjoying views year-round, which opens directly onto the rear garden.

Upstairs, three well-sized bedrooms are accessible from the landing. The main bedroom is bright and spacious, while the second bedroom includes a built-in wardrobe, maximizing storage space. The third bedroom is an ideal size for a guest room, office, or child's room. A separate WC and bathroom, featuring a panelled bath and hand wash basin, offer convenience for busy mornings.





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Norwich

Outside, the front garden features low-maintenance shingle with a path leading to the main entrance. The enclosed rear garden includes a well-kept lawn, patio seating area, and vibrant plantings. A timber shed offers storage for garden tools, while rear access provides a dedicated off-road parking space for convenience.

Agents Note

Sold Freehold

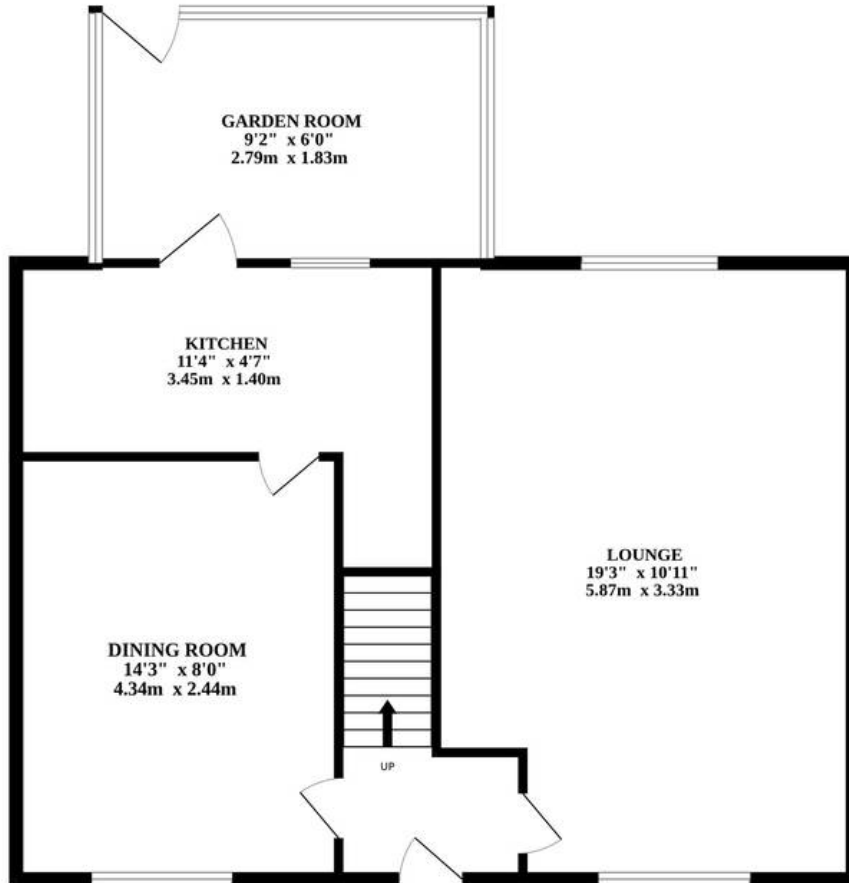
Connected to all mains services.

Council Tax - B

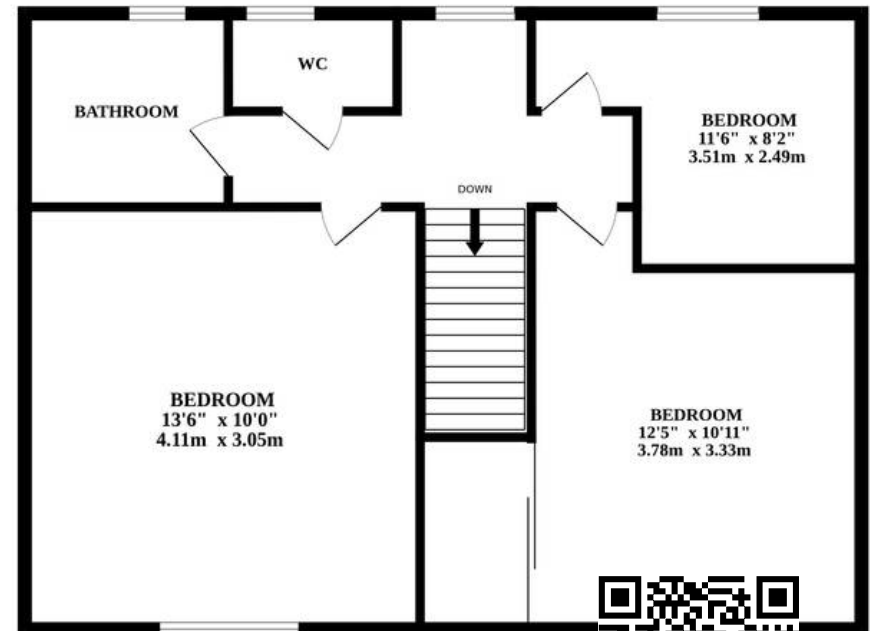
- Close to schools, parks, and public transportation, ideal for families
- Spacious lounge with two large double-glazed windows, creating a bright living space
- Flexible dining room suitable for family meals or as an additional lounge area
- Charming garden room with PVC construction for year-round enjoyment and garden views
- Three well-proportioned bedrooms upstairs, including a main bedroom with generous natural light
- Separate bathroom and WC for added morning convenience
- Low-maintenance front garden with pathway leading to the main entrance
- Enclosed rear garden with a patio, plantings, a storage shed and off-road parking



GROUND FLOOR



1ST FLOOR



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.
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