



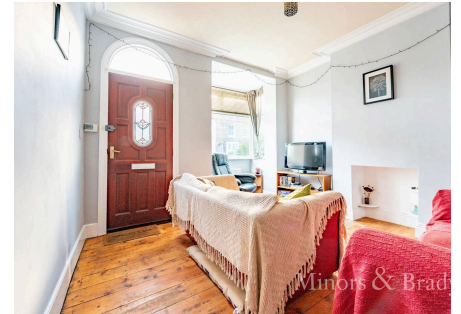
51 Caernarvon Road, Norwich

£325,000 Freehold

Minors and Brady are thrilled to present this well-presented, three-bedroom mid-terrace house, spread across three storeys and featuring a charming bay-fronted window. Ideally located in the sought-after Golden Triangle area of Norwich, this property offers a perfect blend of character and modern living. The property features two reception rooms, an en suite bathroom, and a rear enclosed garden. With on-road parking available and just a short walk to the city centre, this charming home offers both convenience and appeal in a prime location.

Location

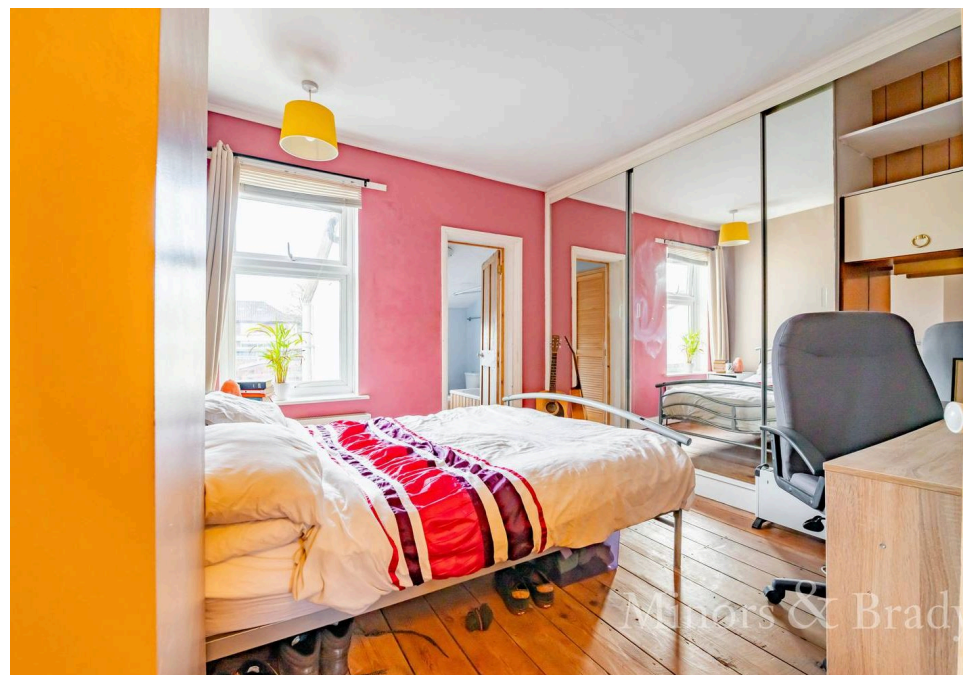
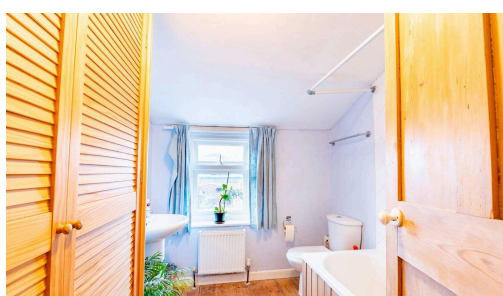
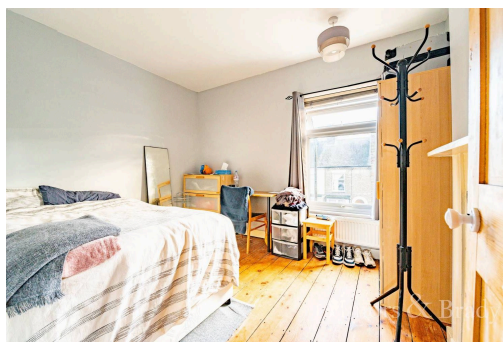
Caernarvon Road is situated in the Golden Triangle area of Norwich, Norfolk, within the NR2 3HZ postcode. This residential street is approximately 1.5 miles south of Norwich city centre, offering convenient access to a range of local amenities, including shops, schools, and parks. The area is well-served by public transport, with several bus routes connecting to the city centre and surrounding areas. The nearby A11 and A47 roads provide easy access to the wider Norfolk region. The Golden Triangle is renowned for its vibrant community and proximity to the University of East Anglia, making it a desirable location for both families and professionals.



Agents Note

We understand that the property is being sold as a freehold. Connected to all mains such as water, electricity, drainage and gas.

Tax Council Band - B



Caernarvon Road, Norwich

Enter through the front door into the welcoming lounge, where a bay window to the front floods the space with natural light, highlighting the wooden flooring and creating a bright, airy atmosphere. This generous room offers a perfect space for comfortable seating arrangements. Moving through the hallway, which has stairs leading to the first floor, you reach the dining room. The wooden flooring continues, providing a seamless flow throughout the ground floor, and the room offers ample space for family gatherings or dinner parties. The kitchen is thoughtfully designed with fitted wall and base units, offering practical storage and generous worktop space for meal preparation. Integrated appliances are neatly incorporated, maximising the room's functionality while maintaining a clean aesthetic. This space is equipped with ample room for essential kitchen items.

A sliding door from the kitchen leads to the rear hallway, where you'll find the family bathroom, complete with a panelled bath and shower overhead, offering a functional space for residents. Adjacent to the bathroom, the separate WC ensures added convenience for the household, completing the ground floor.

Upstairs, the first floor comprises two well-sized bedrooms. Bedroom one offers built-in wardrobes, a rear-facing window, and an en-suite bathroom with a panelled bath and shower, providing both comfort and privacy. Bedroom two is front-facing, with a double-glazed window and radiator, creating a bright and cosy space. The first-floor bedrooms feature wooden flooring, enhancing the natural flow of the home. The third bedroom, located on the second floor as part of an attic conversion, is carpeted and offers versatile space, ideal for use as a home office, studio, or additional guest room.

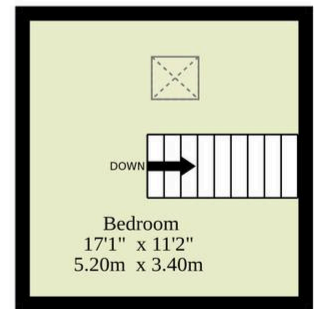
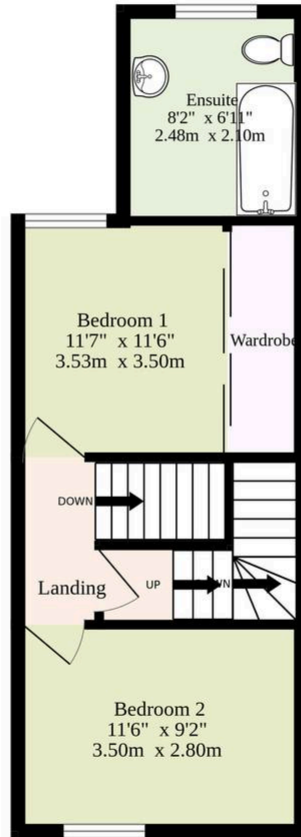
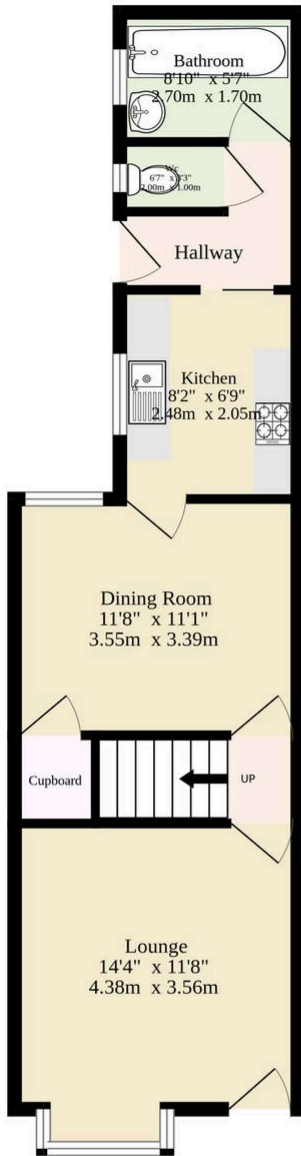
Externally, the front of the property is enclosed by a low brick wall, with a pathway leading to the front door. The rear garden is generously sized, featuring a spacious lawn surrounded by mature plants. A patio area provides an ideal space for outdoor dining, while a timber shed and summerhouse add useful storage and add to enjoying the outdoors. On-road parking is available, offering further convenience.



Ground Floor
457 sq.ft. (42.5 sq.m.) approx.

1st Floor
295 sq.ft. (27.4 sq.m.) approx.

2nd Floor
191 sq.ft. (17.7 sq.m.) approx.



Sqft Excluding First Floor Landing

TOTAL FLOOR AREA : 943 sq.ft. (87.6 sq.m.) approx.

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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