



40 Caernarvon Road, Norwich

£300,000 Freehold

Over the passage, this Victorian mid-terrace home offers a perfect combination of period charm and modern living. With two spacious 15ft bedrooms, two stylish bathrooms, and a welcoming open-plan kitchen/diner, this property is ideal for family life and entertaining. The generous rear garden provides an inviting outdoor space, while the potential to convert the loft offers future growth opportunities. Set within a desirable school catchment area and conveniently located near local amenities, this home is an exceptional find.

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Caernarvon Road

As you step into this charming Victorian mid-terrace home, you're greeted by a spacious sitting room, beautifully enhanced by a large bay window that fills the room with natural light. The room features a cast iron fireplace with wooden surrounds, ornate cornice detailing and a picture rail that showcase the property's period charm. A radiator with a decorative cover adds a touch of elegance, while the stripped wooden door leads you into the adjoining dining room.

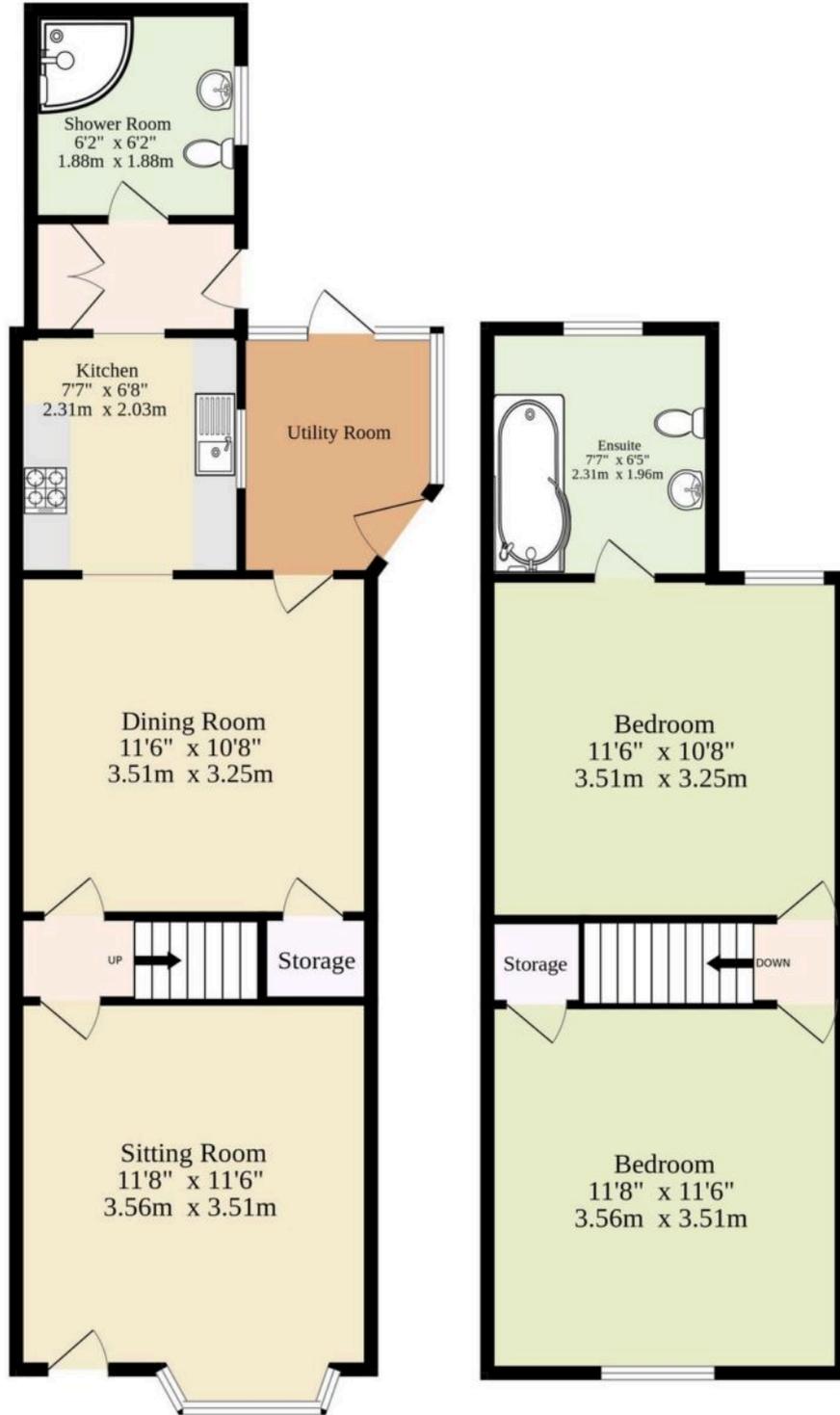
The dining room continues the home's traditional appeal, complete with a fireplace and alcove storage, making it a cosy yet functional space. A door opens to the under-stairs cupboard for added storage and the room flows seamlessly into the open-plan kitchen, which is perfect for both everyday family life and hosting guests. The kitchen is fitted with an integrated electric oven and hob, a one-and-a-half sink drainer and wood-effect work surfaces. There's ample space for a dishwasher and a fridge/freezer, and the kitchen opens into the utility room, which is equipped with plumbing for a washer and dryer, offering convenient access to the rear garden.

Upstairs, the master bedroom offers plenty of space with hardwood flooring and fitted wardrobes that provide useful storage. The second bedroom, equally generous in size, enjoys views of the rear garden and comes with access to its own private en suite bathroom. The en suite is stylishly appointed with a P-shaped bath, a thermostatically controlled shower.



Ground Floor
426 sq.ft. (39.6 sq.m.) approx.

1st Floor
320 sq.ft. (29.7 sq.m.) approx.



TOTAL FLOOR AREA : 746 sq.ft. (69.3 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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