



## 124 Churchill Road, Norwich

In Excess of £250,000



# 124 Churchill Road

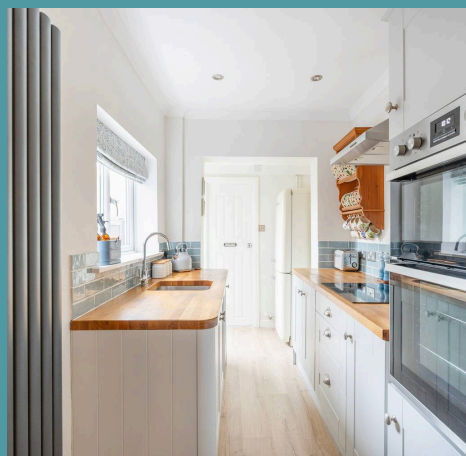
## Norwich

Classy contemporary living awaits in this beautifully presented city centre terrace, offering a perfect blend of period charm and modern design. With its elegant courtyard entrance and stylish open-plan spaces, this home creates a welcoming atmosphere from the moment you step inside. The spacious sitting and dining rooms, paired with a thoughtfully designed kitchen, provide the ideal setting for both relaxation and entertaining. Upstairs, three well-proportioned bedrooms each offer a quiet setting, with the versatility to suit a range of lifestyles. To complete the picture, the property offers a low-maintenance outdoor area and convenient permit parking, all within easy reach of Norwich's vibrant city centre.

### Location

Churchill Road, located in Norwich, is situated in a residential area known for its family-friendly environment and strong community spirit. The road is conveniently positioned within proximity to a range of local amenities, including shops, schools, and parks, making it an ideal location for families and professionals alike. Residents can enjoy easy access to the city centre, just a short distance away, offering a variety of shopping, dining, and cultural attractions.

Churchill Road is well-served by public transport, with regular bus services connecting to various parts of the city, and Norwich Train Station is also nearby, providing direct links to London and other major cities. Additionally, nearby green spaces, such as Mousehold Heath and the River Wensum, offer ample opportunities for outdoor recreation and leisure activities, enhancing the appeal of this desirable neighbourhood.







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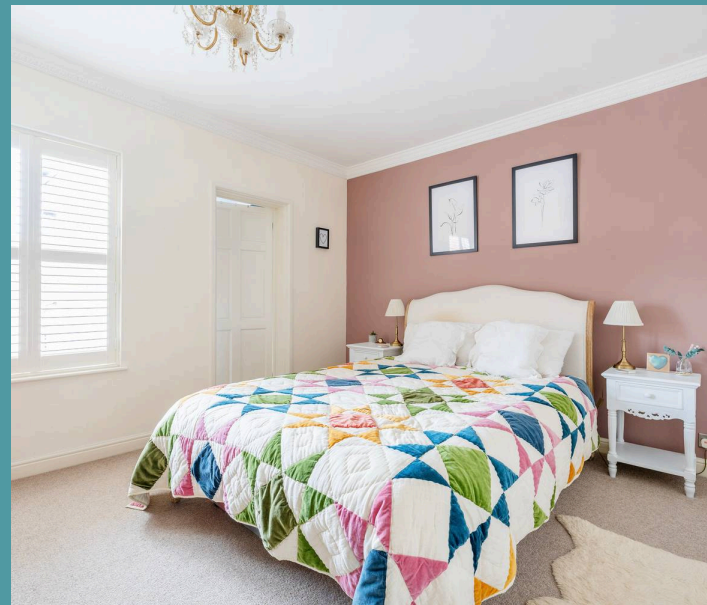
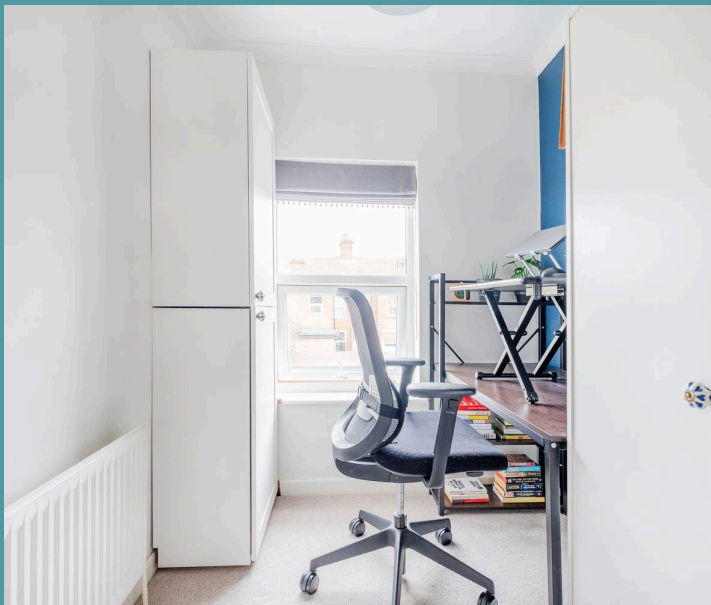
Norwich

### Churchill Road

Welcome to this beautiful contemporary terraced home, located in Norwich city centre. Upon entering, you're greeted by a charming small courtyard entrance with period tiles, which are a staple feature in many of Norwich's classic terraces.

This leads you into a well-lit open plan porch area, providing a subtle separation from the main living room, ideal for hanging outerwear. The porch seamlessly connects to the sunny sitting room, where a classy navy backdrop enhances the original fireplace. The space is thoughtfully designed, with small blue accents to complement the overall theme and shutters fitted to control natural light.

The dining room, just off the sitting room, boasts a bright and spacious layout, perfect for intimate meals with a neutral tone that creates a calming atmosphere. This space flows effortlessly into the kitchen, which features a stylish galley design with shaker-style cabinetry, chrome fixtures and elegant wood surfaces.







## 124 Churchill Road

Norwich

A rear lobby off the kitchen leads to a well-appointed ground-floor bathroom, complete with a freestanding bath, overhead shower and matching WC and sink basin, offering both functionality and style.

The upper floor comprises three bedrooms, following the traditional terrace layout with two large double bedrooms, each adorned with an understated colour palette for a serene ambiance. A versatile third bedroom, located off the back bedroom, can be used as an office, nursery, or any other space to suit your needs. To the rear of the property, you'll find a low-maintenance outdoor space with a mix of patio and gravel. For parking, the front of the property benefits from permit parking on the road, available at a minimal cost each year.

### Agents Note

Sold Freehold

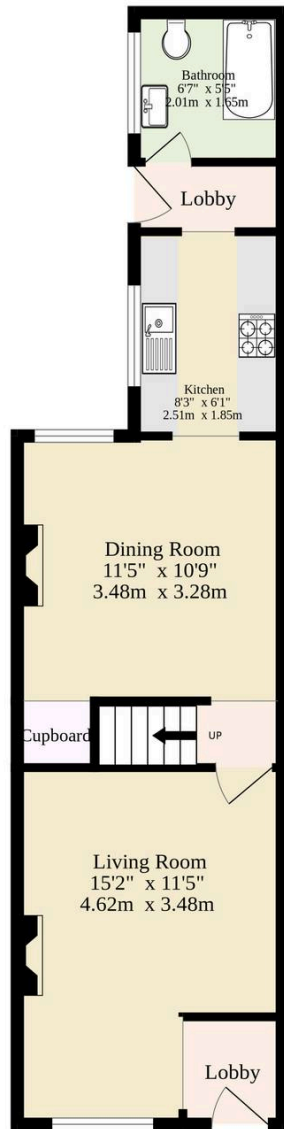
Connected to all mains services, with recently installed boiler (2023)

Permit (£60p/a)

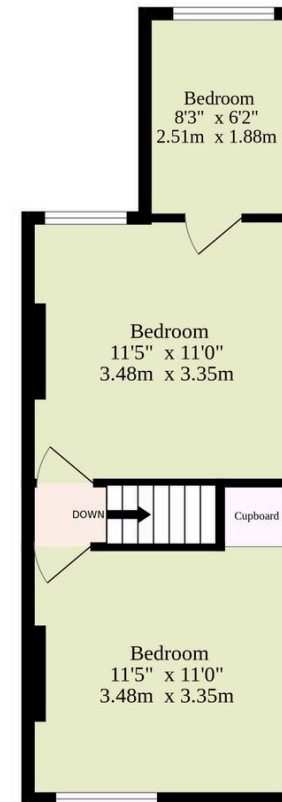




Ground Floor  
437 sq.ft. (40.6 sq.m.) approx.



1st Floor  
311 sq.ft. (28.9 sq.m.) approx.



TOTAL FLOOR AREA : 748 sq.ft. (69.5 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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