



## 23a Yarmouth Road, Norwich

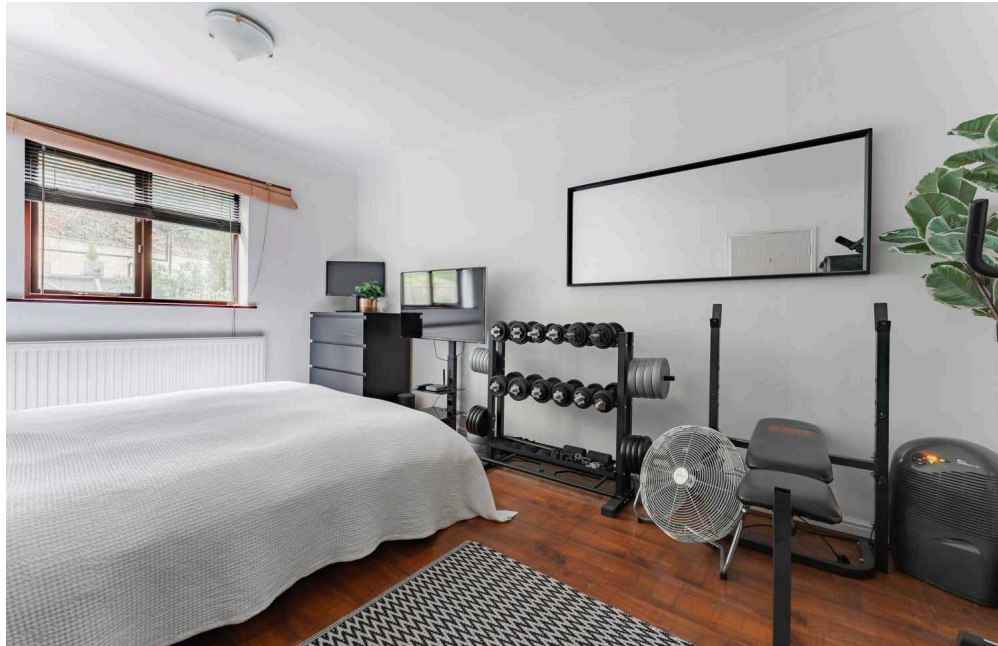
£325,000 Freehold

\*Guide price: £325,000 - £350,000\* This impressive three-bedroom property offers spacious living across three storeys and is ideally located close to local amenities. Inside, an open-plan kitchen, lounge, and dining area create a bright space, while the main bedroom includes an en suite bathroom for added convenience. Externally, the property benefits from both front and rear gardens, providing outdoor spaces to relax, as well as an allocated parking space for easy access.



## Location

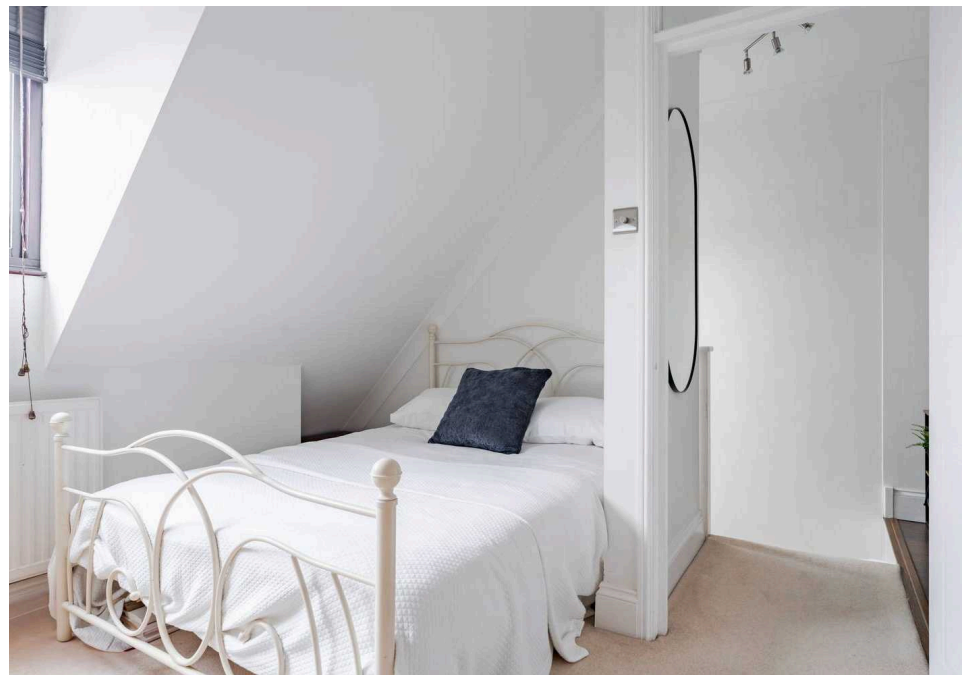
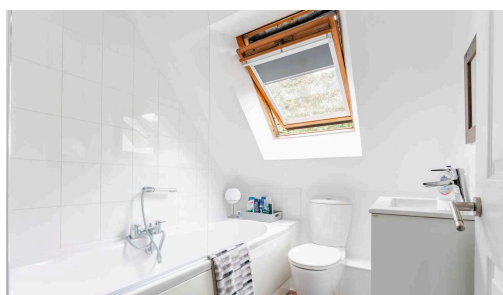
Yarmouth Road, located in Norwich, is a sought-after residential area positioned to the east of the city centre. This well-connected road provides convenient access to Norwich's amenities while also offering easy routes to the Norfolk Broads and surrounding countryside. Residents benefit from a range of nearby shops, supermarkets, cafes, and restaurants, as well as Riverside Retail Park, which is just a short drive away and offers further shopping, dining, and leisure options. The area is served by regular bus services into Norwich city centre, known for its historic cathedral, cultural attractions, and independent shops. Schools and healthcare facilities are also close by, making this location popular with families, while the proximity to the A47 allows for straightforward travel towards Great Yarmouth and other parts of Norfolk.



## 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 - C





## Yarmouth Road, Norwich

The ground floor features a welcoming entrance hall with ample storage and stairs leading to the upper floors. A bright double bedroom is located on this floor, offering views to the rear. The adjoining en-suite shower room includes a step-in shower and is tiled throughout for a sleek, modern finish. A utility room with fitted units provides space for laundry appliances and has direct access to the rear garden.

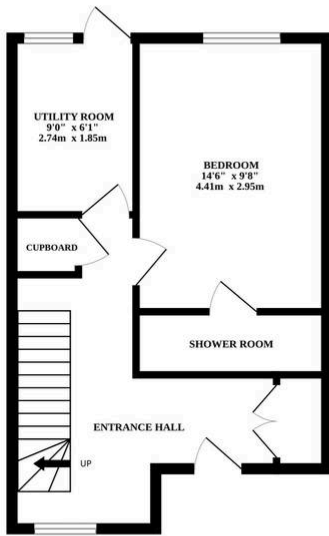
On the first floor, a generous lounge/diner spans the length of the property, offering ample space for both dining and lounge furniture. French doors open to a Juliet balcony, allowing natural light to flood the room. The adjoining kitchen is well-equipped with built-in modern white cabinets and wooden effect countertop space. It features integrated appliances and a practical layout, with dedicated spaces for all essentials, making it an ideal area for meal preparation.

The second floor offers two well-proportioned bedrooms, each with ample natural light from double-glazed windows. The bedroom to the front includes built-in wardrobes, providing convenient storage space. A family bathroom completes this floor, featuring modern fixtures, a panelled bath with a shower over, and stylish tiled splashbacks. The layout on the second floor ensures privacy and comfort.

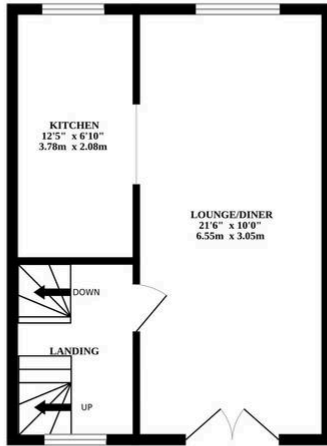
Outside, the property enjoys a charming front garden with flower borders and a pathway to the entrance. The secluded rear garden is paved for low maintenance, surrounded by timber fencing and walling, with shrub and flower borders adding a touch of greenery. Steps lead up to a residents' parking area, where an off-road parking space is conveniently available.



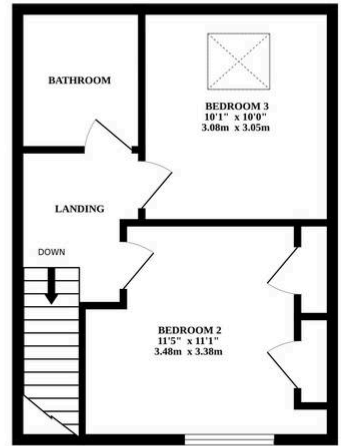
GROUND FLOOR



1ST FLOOR



2ND 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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