



## 38 Foster Road, Norwich - NR3 3PW

£220,000 - £230,000 Freehold

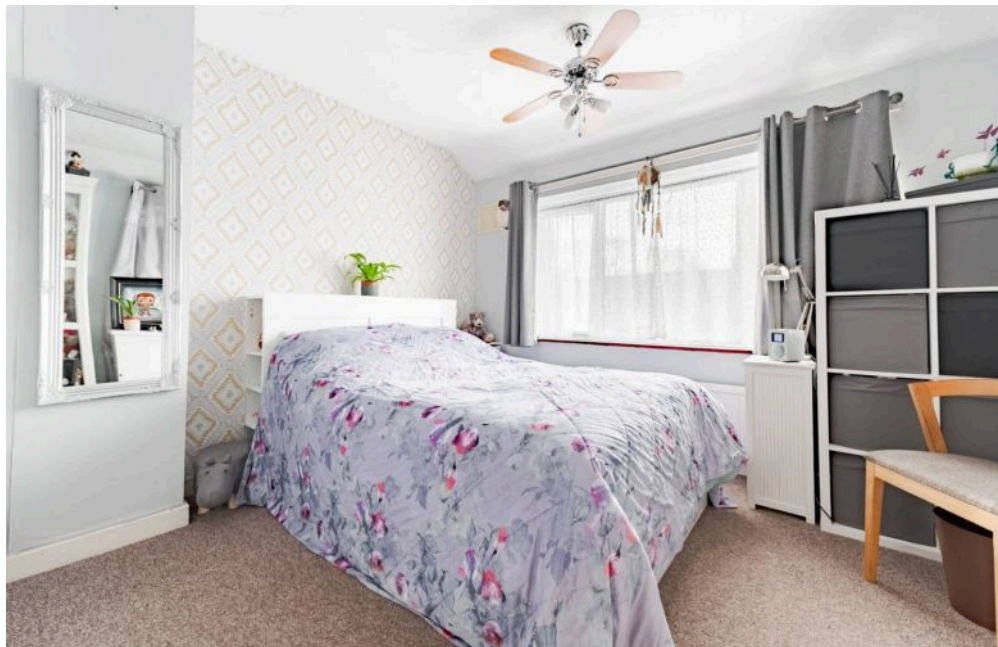
Located in a sought-after residential area, this three-bedroom terraced house offers excellent access to local amenities and transport links, providing a great opportunity for first-time buyers looking for a modern, comfortable home. The property features a newly fitted kitchen with built-in cupboards and plenty of counter space and a newly fitted bathroom on the ground floor with a bath and overhead shower attachment.

The spacious, enclosed rear garden includes a patio area, storage shed, and workshop with electricity supply. A driveway provides off-road parking with space for two to three vehicles.



## Location

Foster Road is located in Old Catton, just a short drive from Norwich city centre. It benefits from excellent transport links, with regular bus services connecting you to Norwich's main shopping areas, including Castle Mall and Chapelfield. The A47 is nearby, providing easy access to surrounding towns and the wider Norfolk area. For outdoor enthusiasts, Catton Park offers green space for walking and leisure. Local amenities such as convenience stores, schools, and healthcare services are within walking distance, making this a practical and well-connected area.



## Agents notes

We understand the property will be sold freehold, connected to mains services water, electricity, gas and drainage.

Heating system- Gas Central Heating , Baxi L Back Boiler

Tax Council Band-B





## Foster Road, Norwich

Upon entering the house, you are greeted by a welcoming hallway leading you to the lounge, where a large window allows natural light to flood in, highlighting the cosy fireplace as the focal point of the room. A convenient storage cupboard in the lounge offers practicality. Continuing through, the newly fitted kitchen boasts built-in cupboards and counter space.

The conservatory, accessed from the kitchen, further enhances the living space with French doors opening to the rear garden, creating a seamless flow for indoor-outdoor living. The newly fitted family bathroom on the ground floor is modern, featuring a bath with an overhead shower attachment for added convenience.

Upstairs, you will find three generously sized bedrooms, two of which are equipped with built-in cupboards. The property benefits from double glazing throughout, ensuring energy efficiency and sound insulation. Newly fitted windows at the front enhance the visual appeal and functionality of the house.

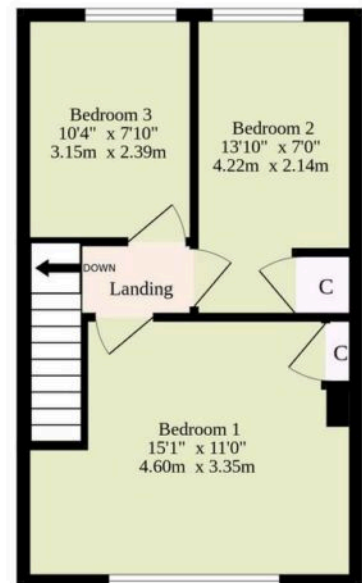
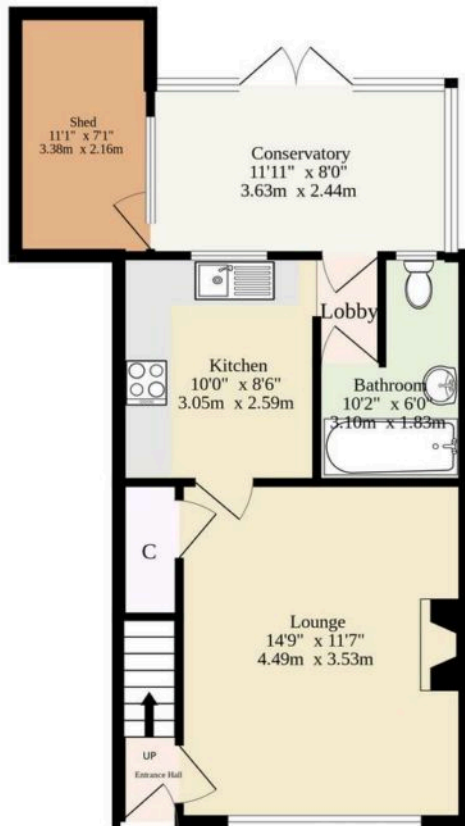
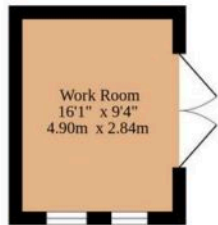
Outside, the property continues to impress with its spacious enclosed rear garden, with a patio area for relaxation and outdoor dining. A storage shed and a workshop with electricity supply provide additional storage.

The property also boasts off-road parking with a driveway capable of accommodating two to three vehicles, ensuring convenient access for residents and guests alike.



Ground Floor  
652 sq.ft. (60.6 sq.m.) approx.

1st Floor  
347 sq.ft. (32.2 sq.m.) approx.



Sqft Includes Shed And Work Room

TOTAL FLOOR AREA : 999 sq.ft. (92.8 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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