



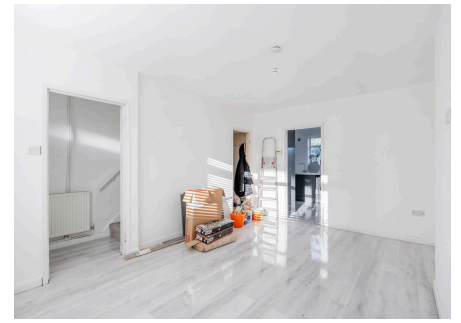
48 Cubitt Road, Norwich

Offers over £220,000 Freehold

This three-bedroom mid-terraced house in a sought-after Norwich location features modern finishes, spread over two storeys. The property boasts a spacious lounge, a family bathroom, off-road parking, and an enclosed rear garden, making it an excellent choice for families and professionals seeking convenience near local amenities and transport links.

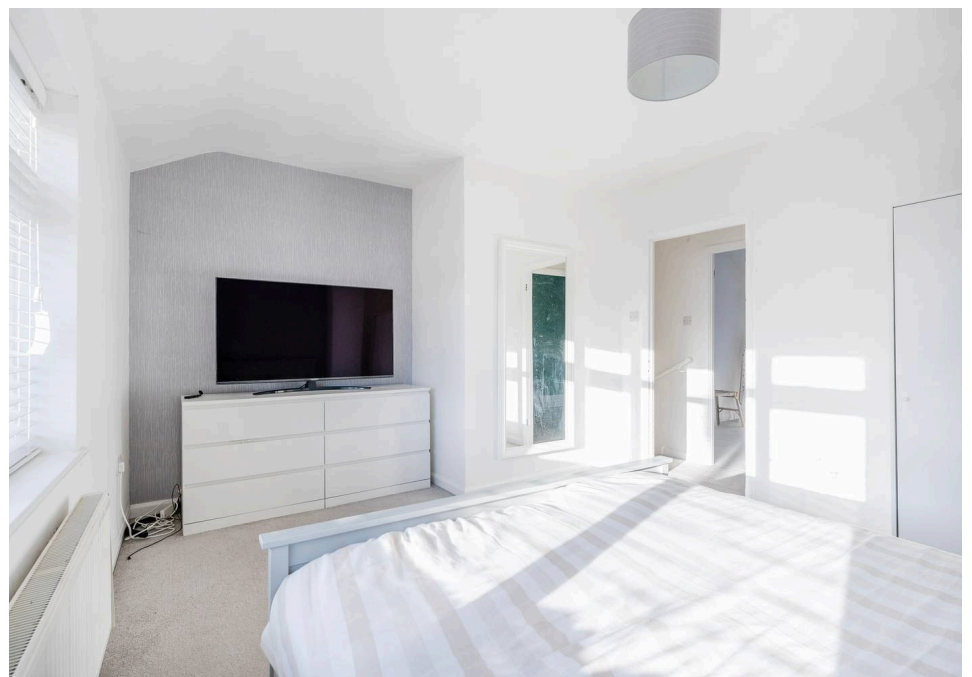
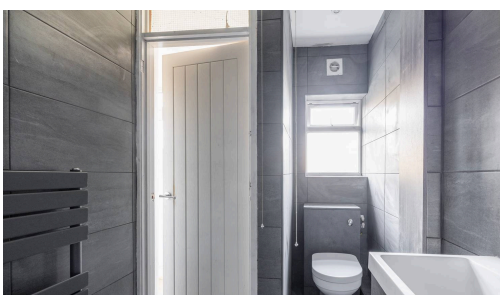
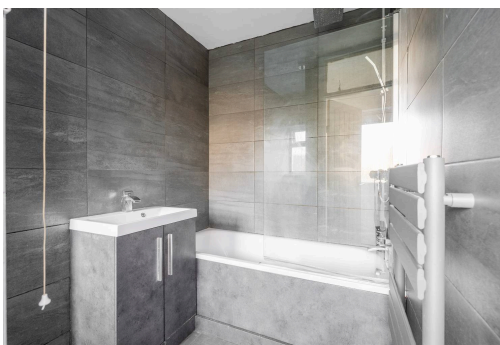
Location

Cubitt Road in Norwich is located within a well-connected and thriving residential area. It benefits from proximity to local amenities, including shops, schools, and healthcare facilities. Lionwood Junior School is less than half a mile away, making it convenient for families with young children. The road is also approximately one mile from Norwich train station, offering excellent rail connections to London and surrounding areas. Additionally, the area is served by frequent bus routes and provides easy access to the city centre and nearby green spaces like Mousehold Heath, a popular spot for outdoor activities and scenic walks.



Cubitt Road, Norwich

Upon entering the property, the entrance hall features access to the first floor and main living areas. The ground floor features a spacious and airy lounge, enhanced by a front-facing window that fills the space with natural light. This inviting room offers ample seating and dining areas and includes a convenient understair storage cupboard.



The layout flows seamlessly into the kitchen, making it a practical and welcoming area for family living and entertaining.

The kitchen boasts a modern design with sleek grey walls and base units, providing ample storage for culinary essentials. The durable countertop offers a practical workspace for meal preparation, while the layout is thoughtfully arranged for ease of use. There is a dedicated space for a washing machine, adding convenience to the area. The bathroom features a grey finish and is fully tiled from floor to ceiling, creating a modern space. It includes a bath with a half-glass panel for the overhead shower, a wash basin, and a low-level WC.

The property offers three bedrooms, two of which are fitted with carpeted flooring, while the third features practical tiled flooring, making it a versatile space for use as a home office, guest room, or additional bedroom. The main bedroom is spacious and front-facing, offering ample natural light. The remaining two bedrooms overlook the rear garden, providing views and a sense of privacy.

The property features an 80ft enclosed rear garden, primarily laid to lawn, making it ideal for outdoor activities. This versatile space offers the potential for further development to meet individual needs. Additionally, the property benefits from a driveway to the front providing off-road parking, enhancing its practicality and convenience.

AGENTS NOTES

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

Council Tax band: A

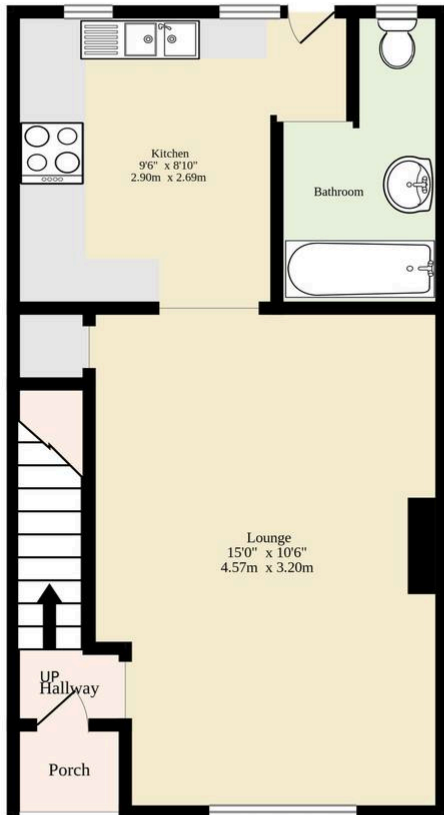
Tenure: Freehold

EPC Energy Efficiency Rating: C

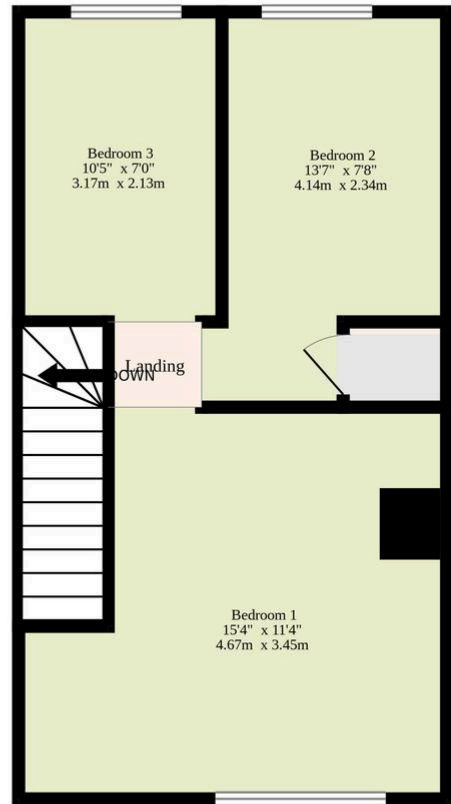
EPC Environmental Impact Rating: C



Ground Floor
237 sq.ft. (22.0 sq.m.) approx.



1st Floor
356 sq.ft. (33.1 sq.m.) approx.



TOTAL FLOOR AREA : 593 sq.ft. (55.1 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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