propertyladder









Branford Road, Norwich, NR3

Beautiful Two Bedroom End Terrace Home With Off Road Parking!

GUID PRICE £305,000 FREEHOLD

BRITISH PROPERTY AWARDS 2025 ★★★★★ GOLD WINNER ESTATE AGENT IN NORWICH (NR10-16)

A NORTH CITY CLASSIC REIMAGINED!

This well presented North City home beautifully combines character and style with practical modern living. The property boasts a modern and immaculate interior, whilst retaining a wealth of original features and character throughout, whilst offering more than most with the added benefits of off road parking to the rear and two modern bathrooms!

Occupying a prominent corner position on both Branford Road and Sprowston Road, this well presented end terrace home offers thoughtfully arranged accommodation throughout. The ground floor comprises two reception rooms, with the bright and spacious dual aspect living room benefiting from a feature bay fronted window, while the second reception room provides a generous dining room accessed directly from the property's welcoming entrance hall. The ground floor is completed by a modern kitchen, contemporary bathroom and useful rear entrance porch. Upstairs, there are two generous double bedrooms, both enjoying dual aspect windows which allow an abundance of natural light, while the former third bedroom has been cleverly converted within the last 12 months to create a modern shower room, providing the home with the added benefit of two bathrooms!

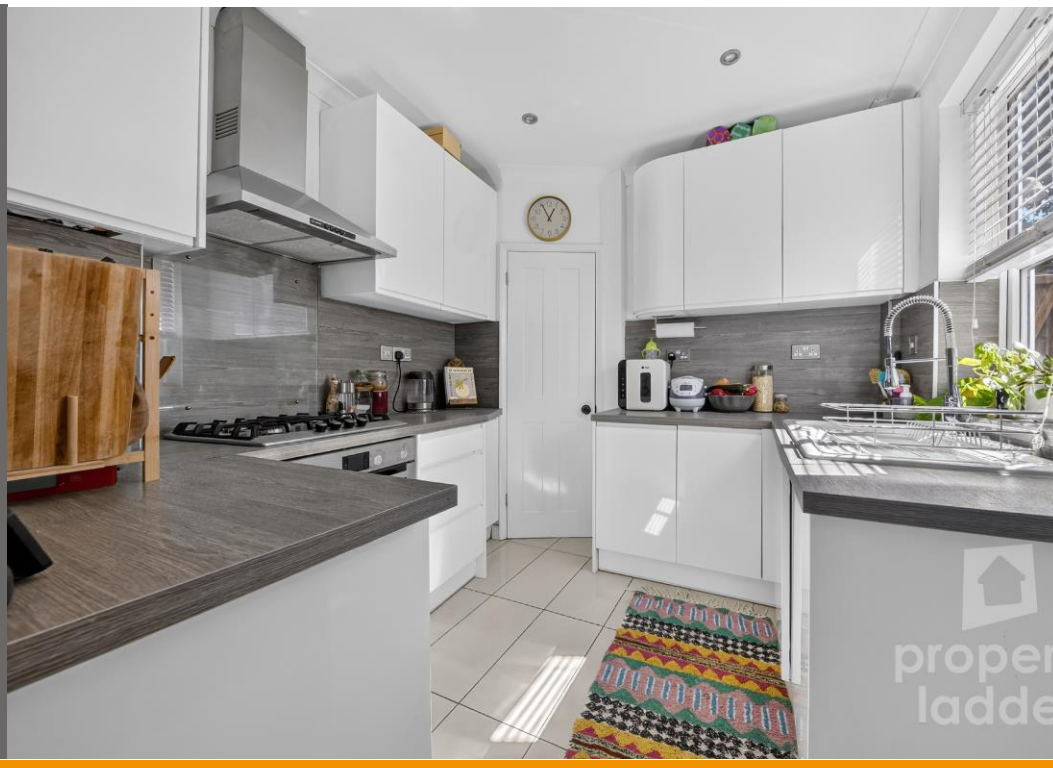


"rear courtyard area provides a practical and extremely low maintenance outdoor space"



Overview

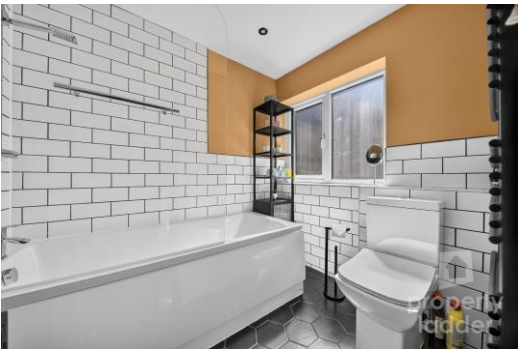
- Off Road Parking To Rear
- Two Dual Aspect Double Bedrooms
- Recently Converted En-Suite Shower Room
- Modern Ground Floor Bathroom
- Bay Fronted & Dual Aspect Living Room
- Modern Interior With Wealth Of Original Character
- Spacious Kitchen & Rear Entrance Porch
- Dining Room Situated Off Entrance Hall
- Low Maintenance Courtyard Garden



NR3

Branford Road is ideally positioned within the ever-popular NR3 postcode, one of Norwich's most vibrant and sought after city fringe locations, renowned for its strong sense of community, characterful period homes, and excellent selection of independent amenities. Nearby is a variety of independent cafés, bars, restaurants, and local shops, alongside convenient everyday essentials including supermarkets, convenience stores, pharmacies, and takeaways. The area is also well served by schools, healthcare facilities, and regular public transport links.











Outside

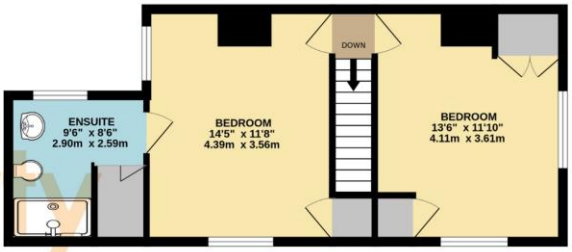
Outside, the property has the standout benefit of an off road parking space positioned directly to the rear of the house. The property also enjoys gardens to both the front and side, fully enclosed by established hedging, while a small rear courtyard area provides a practical and extremely low maintenance outdoor space, perfect for those looking for easy upkeep.

We may use edited or staged photos to declutter and show the property in its best light. A decision to purchase should not be made on the published photographs alone.

GROUND FLOOR
486 sq.ft. (45.2 sq.m.) approx.



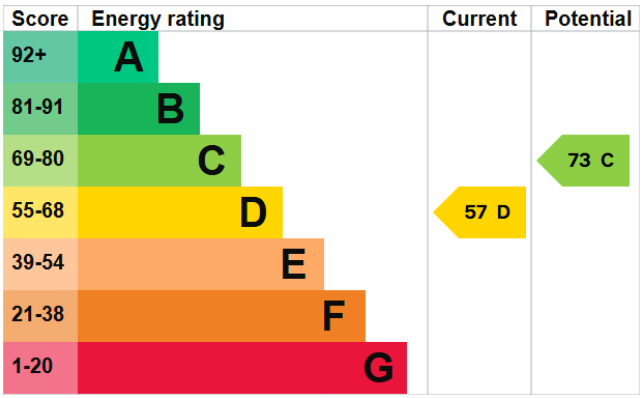
1ST FLOOR
420 sq.ft. (39.0 sq.m.) approx.



TOTAL FLOOR AREA : 906 sq.ft. (84.2 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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FULL EPC AVAILABLE UPON REQUEST



COUNCIL TAX BAND: A

LOCAL AUTHORITY: NORWICH CITY COUNCIL

SERVICES CONNECTED: MAINS WATER, MAIN DRAINS, MAINS ELECTRICITY, GAS CENTRAL HEATING



LET'S TALK NR3.

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