

propertyladder



Waterloo Road, Norwich, NR3

A Three Bedroom Terrace Home Offering A Little More!

OFFERS IN EXCESS OF **£300,000** FREEHOLD



BRITISH
PROPERTY
AWARDS

2025



GOLD WINNER

ESTATE AGENT
IN NORWICH
(NR10-16)

EXTENDED NR3 LIVING WITH SERIOUS SCALE!

Offering far more than your typical NR3 terrace, this substantially improved and extended home provides an exceptional level of space and versatility throughout. The property boasts three bedrooms, two en-suite bathrooms, a ground floor WC and the rare advantage of off-road parking to the rear.

The accommodation begins with a welcoming living room leading through to a separate dining room, complete with a generous storage cupboard. Originally featuring a traditional galley kitchen, the property has since been extended to create an impressive square shaped kitchen, providing a far more practical and sociable space for modern living, whilst a convenient ground floor WC is located to the rear. The first floor offers two well proportioned bedrooms, with the rear bedroom benefitting from an en-suite bathroom and direct access onto a balcony overlooking the garden. Occupying the entire second floor, the impressive loft conversion creates a superb principal bedroom suite, complete with an en-suite shower room and an abundance of eaves storage. Combining character, space and practicality, this is a home that truly stands out from the crowd!



“ *benefits from a reasonably sized enclosed rear garden, offering*



Overview

- Mid Terrace Home
- Converted Loft For Master Bedroom & En-Suite Shower Room
- Three Bedrooms & Two En-Suite's
- Off Road Parking To Rear
- Extended Kitchen Accommodation
- Ground Floor WC
- Large Balcony To Rear Overlooking Garden
- Two Reception Rooms
- Generous & Enclosed Garden
- Popular NR3 Location Amongst Amenities





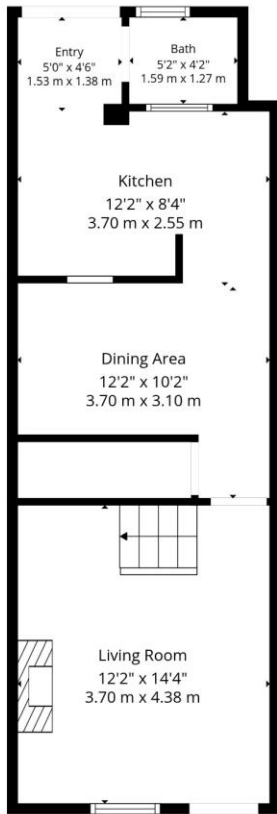
Location

Waterloo Road is ideally situated in the heart of NR3, placing an excellent range of everyday amenities within easy walking distance. Just moments from the property, residents can enjoy a selection of local convenience stores, bakeries, cafés, takeaways and popular pubs, making day to day living exceptionally convenient. The nearby Anglia Square regeneration area, alongside a number of supermarkets and retail outlets, provides further shopping options, while local healthcare facilities, pharmacies and fitness centres are all close at hand. The vibrant Magdalen Street and St Augustine's Street are also within walking distance, offering an eclectic mix of independent businesses, eateries and specialist shops that have helped establish NR3 as one of Norwich's most desirable locations.

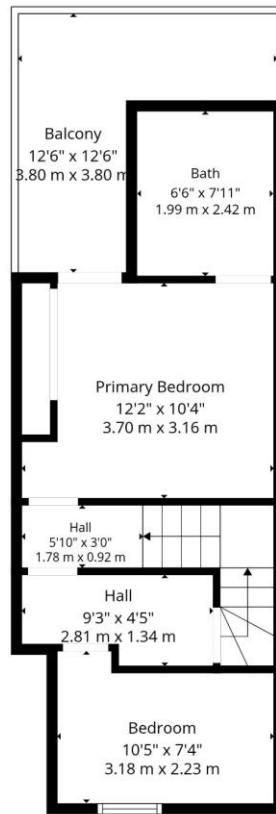


Outside

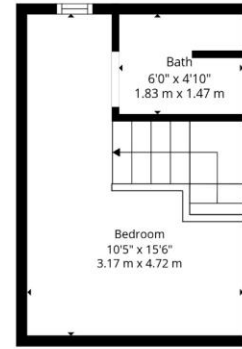
Outside, the property enjoys an enclosed bisected garden, bursting with character and colour while remaining relatively low maintenance. The garden offers a variety of useful outbuildings, sheds (one of which is equipped with electrics) and storage spaces. The true standout feature, however, is the off road parking to the rear, a highly sought after and increasingly rare benefit for properties of this style and location!



1st Floor



2nd Floor



3rd Floor

Total: 908 sq. Ft, 84 m2

1st Floor: 452 sq. Ft, 42 M2, 2nd Floor: 346 sq. Ft, 32 M2, 3rd Floor: 110 sq. Ft, 10 m2
 Excluded Areas: Balcony: 95 sq. Ft, 9 M2, Low Ceiling: 52 sq. Ft, 4 M2, Walls: 123 sq. Ft, 12 m2

Measurements Deemed Highly Reliable, But Not Guaranteed



FULL EPC AVAILABLE UPON REQUEST

EPC - TBC

COUNCIL TAX BAND: A

LOCAL AUTHORITY: NORWICH CITY COUNCIL

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

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If you are considering selling your home, please contact us for your no obligation free market appraisal.

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