

# propertyladder



## Waterloo Park Close, Norwich, NR3

Extended Semi Detached Four Bedroom Home in NR3!

**GUIDE PRICE £340,000** freehold



BRITISH  
PROPERTY  
AWARDS

2023 & 2024

★ ★ ★ ★ ★

**GOLD WINNER**

ESTATE AGENT  
IN NORWICH  
(NR10-16)



# EXTENDED HOME WITH ENDLESS SPACE!

Tucked away in a quiet cul-de-sac in NR3 and backing directly onto the picturesque Waterloo Park, this chain free semi detached home sits on a generous plot with extensive gardens and impressive outdoor space. Enhanced by a double storey extension, the property offers excellent potential and an abundance of space throughout!

The ground floor features an entrance hall leading into a spacious open plan layout, where the living room flows seamlessly into the dining area, further complemented by a generously sized kitchen and a well appointed ground floor bathroom. Upstairs, the home boasts four spacious bedrooms off a central landing, along with a first floor shower room.



“the generous rear garden offers a rare sense of privacy and open space”



## Overview

- Semi Detached House
- Double Storey Extension To Rear
- Four Bedrooms Off Landing
- Generous Corner Plot With Extensive Garden
- No Onward Chain
- Driveway & Garage
- Newly Fitted Boiler March 2024
- Backing Directly On To Waterloo Park
- Ground Floor Bathroom & First Floor Shower Room
- Quiet Cul-De-Sac Location In NR3







## Location

Waterloo Park Close in NR3 is a quiet residential spot perfectly positioned for both convenience and green space. Just moments from the picturesque Waterloo Park, residents can enjoy leafy walks, a café, play areas, and beautifully maintained gardens right on their doorstep. The area benefits from excellent local amenities, including nearby shops, supermarkets, cafés, and takeaways along Angel Road and Aylsham Road, as well as good bus links into Norwich city centre. Well-regarded schools, medical facilities, and leisure options are all within easy reach, making Waterloo Park Close an ideal location for families and professionals seeking a peaceful setting with everything they need close by.

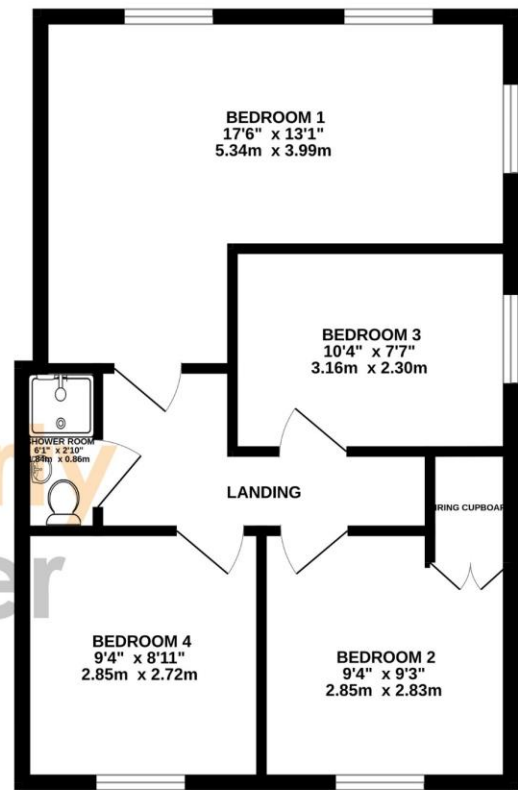
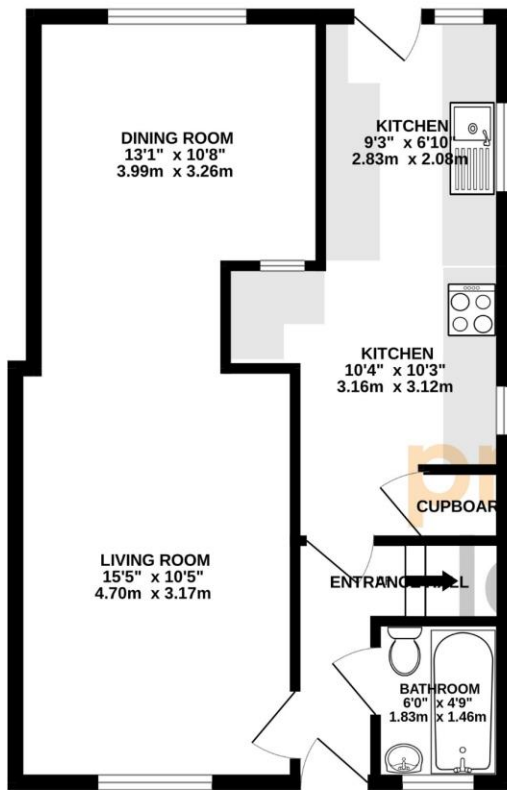


## Outside

The property benefits from ample driveway space and a detached garage. Occupying a generous plot and backing directly onto the beautifully wooded edge of Waterloo Park, the generous rear garden offers a rare sense of privacy and open space. A large patio provides an ideal area for outdoor entertaining, while the expansive lawn beyond is framed by mature trees that create a tranquil, leafy backdrop. With its impressive size, peaceful setting, and direct connection to the park's greenery, this garden is a standout feature of the property and perfect for those who value outdoor living.

**GROUND FLOOR**  
510 sq.ft. (47.3 sq.m.) approx.

**1ST FLOOR**  
510 sq.ft. (47.3 sq.m.) approx.



**TOTAL FLOOR AREA : 1019 sq.ft. (94.7 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**

EPC - TBC

**COUNCIL TAX BAND: C**

**LOCAL AUTHORITY: NORWICH CITY COUNCIL**

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

## Selling your home?

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



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