

propertyladder



Magdalen Road, Norwich, NR3

A Charming Three Bedroom Hall Entrance Terrace Home!

GUIDE PRICE £300,000 freehold



BRITISH
PROPERTY
AWARDS

2023 & 2024

★ ★ ★ ★ ★

GOLD WINNER

ESTATE AGENT
IN NORWICH
(NR10-16)

TERRACE BRILLIANCE WITH LOFT BONUS!

This immaculate terrace home in NR3 truly offers more than most, with three bedrooms off landing, a striking hall entrance and the rare benefit of a driveway!

Set behind an outdoor storm porch, the property opens into a striking entrance hall leading to a bright living room, which flows seamlessly into the dining room complete with French doors to the garden. The ground floor also boasts a stylish galley kitchen and modern bathroom. Upstairs, a spacious landing gives access to three well-proportioned bedrooms, including a generous master, while the second bedroom enjoys its own private WC and sink. A partly converted loft, accessible via a stairwell, has the potential to provide excellent future versatility, ideal as a home office, additional living space, or storage, already enhanced with built in wardrobes.

Offering style, practicality, and unique features, this terrace is a must see for buyers seeking space and quality in a sought after NR3 location!



“ a bright living room, which flows seamlessly into the dining room complete with

French doors to the garden ”



Overview

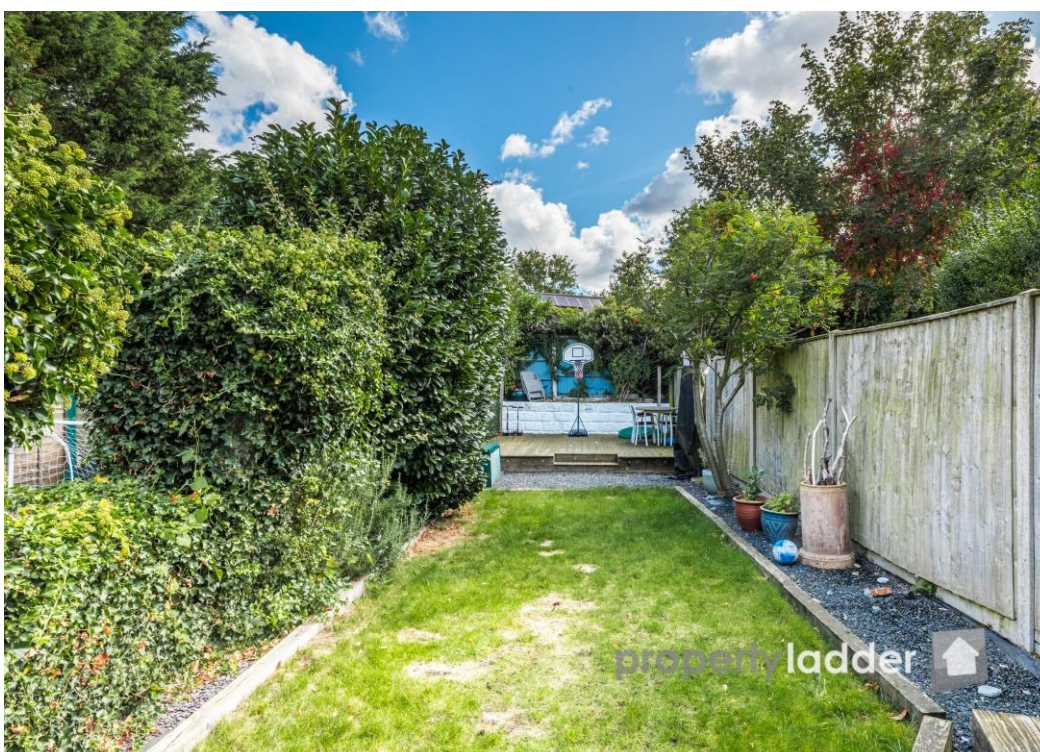
- Hall Entrance Terrace House
- Three Bedrooms Off Landing
- Private Driveway
- Partly Converted Attic - Opportunity To Improve
- Ground Floor Bathroom & First Floor WC Off Bedroom Two
- Two Reception Rooms
- Generous & Well Maintained Garden & Courtyard
- Modern Galley Style Kitchen
- Walking Distance To City Centre & Local Amenities
- Vendors Have Found Related Purchase





Location

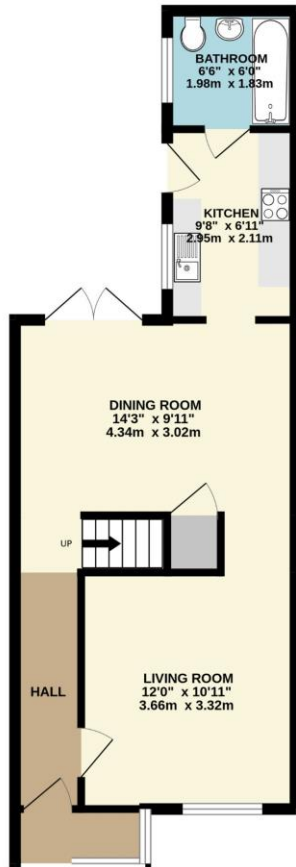
Magdalen Road, set within the popular NR3 area of Norwich, is well served by a wide range of local amenities, making it a vibrant and convenient place to live. Along the road itself and the surrounding area, residents benefit from independent shops, supermarkets, cafés, and traditional pubs, creating a lively community atmosphere. For leisure and recreation, the nearby Mousehold Heath offers extensive woodland walks, open spaces, and scenic views across the city, while the River Wensum provides further opportunities for riverside strolls.



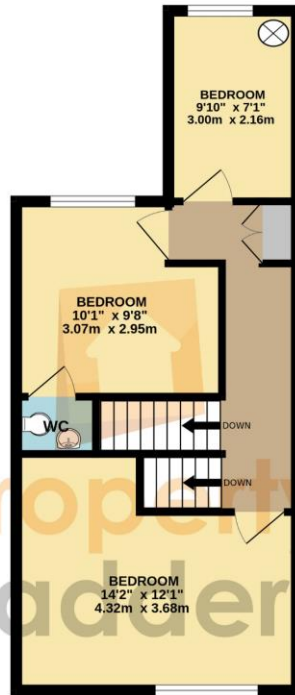
Outside

Outside, the property offers impressive outdoor space for its proximity to the city centre, featuring a private enclosed courtyard garden as well as a larger, predominantly lawned garden. A shingled driveway further enhances the convenience of the home, offering off road parking for one vehicle, with further nearby permit parking available.

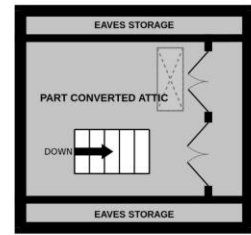
GROUND FLOOR
474 sq.ft. (44.0 sq.m.) approx.



1ST FLOOR
416 sq.ft. (38.7 sq.m.) approx.



2ND FLOOR
127 sq.ft. (11.8 sq.m.) approx.



TOTAL FLOOR AREA : 1017 sq.ft. (94.5 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: B

LOCAL AUTHORITY: NORWICH CITY COUNCIL

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	68 D	76 C
39-54	E		
21-38	F		
1-20	G		

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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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