

propertyladder



Woodcock Road, Norwich, NR3 3TX

A Chain Free Three Bedroom Semi Detached Home!

GUIDE PRICE £250,000 - £260,000 freehold



BRITISH
PROPERTY
AWARDS

2023 & 2024



GOLD WINNER

ESTATE AGENT
IN NORWICH
(NR10-16)

BELOVED AND CHAIN-FREE: NR3 AWAITS!

This well-loved family home, offered with no onward chain, is a charming semi-detached property that has been cherished for years. Stepping inside, you are welcomed by a spacious entrance hall leading to a bright bay-fronted living room, a separate dining room, and a well-appointed kitchen. An attractive feature of the home is the impressive 17ft-wide conservatory, offering an abundance of natural light and additional living space. A large under-stairs storage cupboard provides ample practicality. Upstairs, a generous landing leads to three well-proportioned bedrooms, a family bathroom, and a separate WC, making this home perfect for growing families.



“Lush lawn that extends towards the back. A separate section is dedicated to raised vegetable beds”



Overview

- SEMI DETACHED HOUSE
- THREE BEDROOMS OFF LANDING
- DRIVEWAY & GARAGE
- NO ONWARD CHAIN
- TWO RECEPTION ROOMS
- WELCOMING ENTRANCE HALL
- LARGE & ENCLOSED REAR GARDEN
- SPACIOUS 17FT WIDE CONSERVATORY
- WELL LOVED FAMILY HOME IN NR3



Location

The property is located in the ever popular NR3 postcode, North of the City. This up and coming area is a prime location for new independent shops, bars and café's. If these aren't enough, the beautiful City centre of Norwich is approximately 1.5 miles away. This vibrant regional capital, includes many unique shops, cafes, bars, high end shopping and the diverse Norwich market.



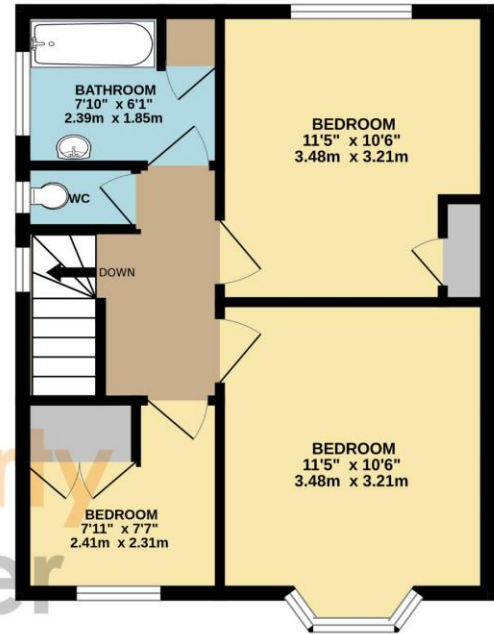
Outside

The property has its own private driveway, offering ample off road parking and has the added convenience of a garage, with an electric up and over door. This garden offers a spacious and versatile outdoor area, consisting of a patio area and lush lawn that extends towards the back. A separate section is dedicated to raised vegetable beds, perfect for growing fresh produce. Mature trees and shrubs line the boundaries, creating a sense of privacy.

GROUND FLOOR
539 sq.ft. (50.1 sq.m.) approx.



1ST FLOOR
422 sq.ft. (39.2 sq.m.) approx.



TOTAL FLOOR AREA : 962 sq.ft. (89.3 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.
Made with Metropix ©2025

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.



BRITISH
PROPERTY
AWARDS
2023 & 2024

GOLD WINNER

ESTATE AGENT
IN NORWICH
(NR10-16)



98 Crostwick Lane, Spixworth, NR10 3NQ



T 01603 898100

propertyladderonline.com

IMPORTANT NOTICE: Property Ladder, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Property Ladder have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.