

# propertyladder



## Stirling Road, Norwich, NR6

A Spacious 3-Storey Four/Five Bedroom Semi-Detached Home!

**GUIDE PRICE** £280,000 - £290,000 *freehold*



BRITISH  
PROPERTY  
AWARDS

2023 & 2024

★ ★ ★ ★ ★

**GOLD WINNER**

ESTATE AGENT  
IN NORWICH  
(NR10-16)

# STYLISH COMFORT ACROSS EVERY FLOOR!

Set over three spacious floors, this versatile semi-detached home on Stirling Road, Norwich, offers flexible family living in a popular residential location. The ground floor features a welcoming entrance hall with excellent storage, a convenient WC, and a modern kitchen/dining room ideal for family meals or entertaining.

On the first floor, you'll find a generous living room filled with natural light, a separate dining room-perfect as a formal dining space, home office, or even a fifth bedroom-and a fourth bedroom.

The second floor is home to three further bedrooms, including a principal bedroom with its own en suite shower room, and a stylish family bathroom.



“rear garden, though compact, is beautifully maintained and bursting with colour, creating a perfect private retreat”



## Overview

- Flexible 3-Storey Semi-Detached Family Home
- Four Bedrooms Plus A Potential Fifth Bedroom
- Principal Bedroom With Modern En Suite Shower Room
- Bright, Spacious First-Floor Living Room
- Ground Floor Kitchen/Dining Room And WC
- Dining Room/Home Office/Bedroom Five Option
- Stylish Family Bathroom On Top Floor
- Driveway Parking And Integral Garage
- Colourful, Low-Maintenance Enclosed Rear Garden





## Location

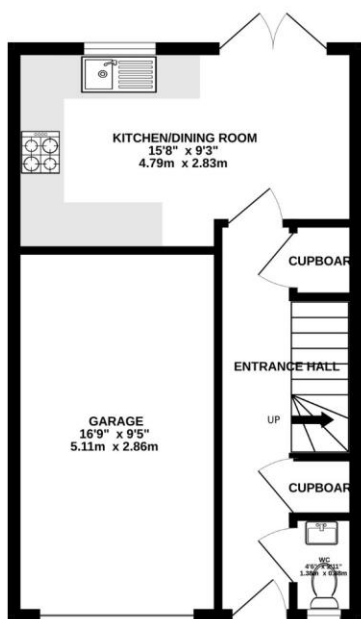
Stirling Road is set in a popular residential neighbourhood in Norwich, offering excellent access to local amenities, schools, and transport links. Norwich city centre is just a short drive away, while nearby parks and green spaces provide plenty of opportunities for outdoor leisure. With its combination of convenience and community feel, this location is ideal for families and professionals alike.



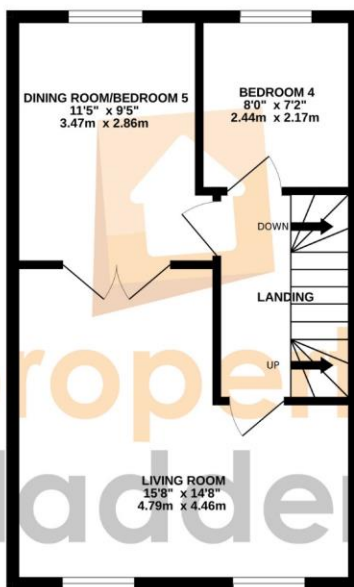
## Outside

Outside, the property benefits from a driveway, front garden, and access to an integral garage. The rear garden, though compact, is beautifully maintained and bursting with colour, creating a perfect private retreat.

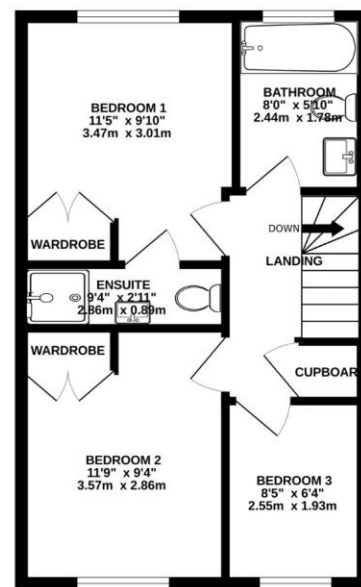
GROUND FLOOR  
409 sq.ft. (38.0 sq.m.) approx.



1ST FLOOR  
409 sq.ft. (38.0 sq.m.) approx.



2ND FLOOR  
409 sq.ft. (38.0 sq.m.) approx.



TOTAL FLOOR AREA : 1227 sq.ft. (114.0 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	83 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Selling your home?

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

COUNCIL TAX BAND: C

LOCAL AUTHORITY: BROADLAND DISTRICT COUNCIL

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

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