



**71 Norwich Road, Norwich**

**£500,000 Freehold**



**websters.**

This family home offers a unique opportunity to improve and modernise, with potential for a building plot and rear extension. Set on a plot of approximately one-third of an acre (STSM), the property is well-connected to local amenities and the city of Norwich whilst being nestled in a quiet location. The ground floor comprises a lounge, three reception rooms, a bathroom, and a kitchen, whilst the first floor features four bedrooms, including a primary bedroom with access to an en-suite.

Council Tax band: D

Tenure: Freehold



- 1/3-acre plot (STSM) with potential for sub-division and development (subject to planning)
- Spacious reception rooms to include lounge, sitting room, and option for a downstairs bedroom
- Four double bedrooms to first floor, en-suite to principle bedroom
- Potential for improvement and modernisation
- Room to extended at the rear
- Walking distance into the village, several amenities, school and countryside walks



**Entrance hall**

17' 1" x 4' 0" (5.20m x 1.21m)

UPVC double-glazed entrance door, leading to a hallway with carpet. Access to the living room, reception room, kitchen, WC, and bathroom, with stairs leading to the first-floor landing.

**Reception room**

11' 2" x 11' 2" (3.40m x 3.40m)

UPVC double glazed window to front aspect, radiator, carpet.

**Living room**

20' 8" x 20' 4" (6.30m x 6.20m)

Bay fronted UPVC window to front aspect, radiator, inglenook gas fireplace, carpeted flooring, oak beams and double doors opening to dining room.

**Dining room**

13' 5" x 11' 10" (4.10m x 3.60m)

A radiator, carpeted flooring, double doors opening to the rear garden, oak beams and a door leading into the kitchen.

**Kitchen**

14' 1" x 15' 1" (4.30m x 4.60m)

A range of fitted wall and base units, stainless steel sink, window to rear, pantry cupboard, boiler cupboard, laminate flooring, oak beams, radiator, oven, and induction hob.

**Bathroom**

12' 10" x 8' 2" (3.90m x 2.50m)

Suite comprising UPVC double-glazed window to rear aspect, sunken bath, separate shower, wash basin, radiator, and separate toilet with wash basin.

**Utility room**

4' 11" x 9' 6" (1.50m x 2.90m)

External access, concrete flooring, and plumbing for washing machine.

**Principle bedroom**

19' 8" x 11' 2" (6.00m x 3.40m)

UPVC double-glazed window to front aspect, radiator, eaves storage, carpeted flooring, and door to en-suite.

**En-suite**

6' 3" x 10' 2" (1.90m x 3.10m)

Suite comprising bath, WC, wash hand basin, sink, radiator, window to rear, tiled walls, and carpeted flooring.

**Bedroom**

9' 2" x 12' 10" (2.80m x 3.90m)

UPVC double-glazed window to front aspect, radiator, storage cupboard, and carpeted flooring.

**Bedroom**

11' 2" x 12' 2" (3.40m x 3.70m)

UPVC double-glazed window to front aspect, radiator and carpeted flooring.

**Bedroom**

11' 6" x 11' 2" (3.50m x 3.40m)

UPVC double-glazed window to rear aspect, radiator and carpeted flooring.

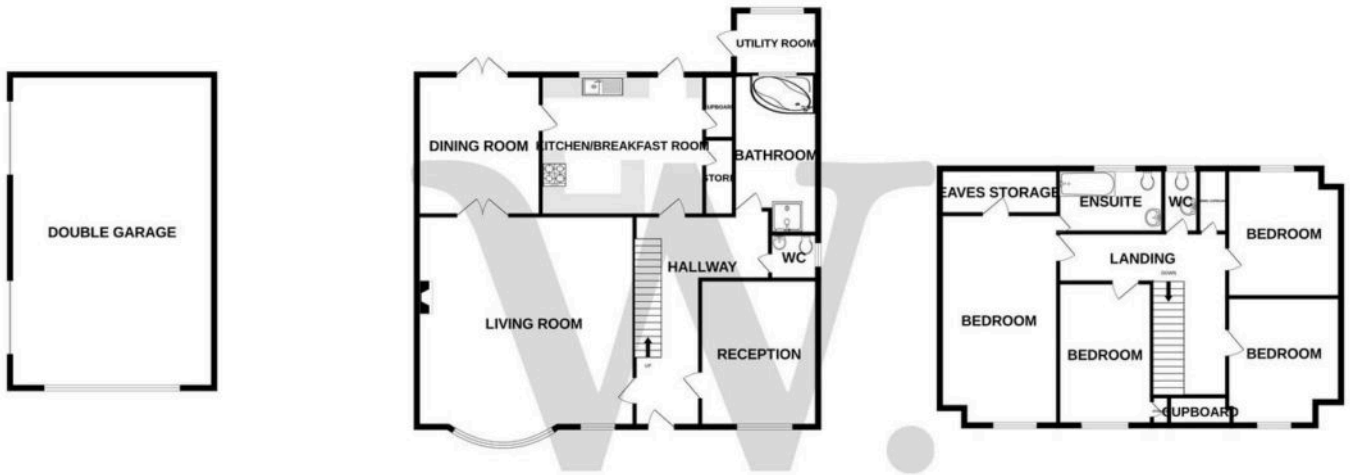
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6' 11" x 3' 7" (2.10m x 1.10m)

Suite comprising UPVC double-glazed window to rear aspect, tiled walls, carpeted flooring, WC, and wash hand basin.

GROUND FLOOR

1ST FLOOR



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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