



201 Colman Road, Norwich

£240,000 Freehold



websters.

GUIDE PRICE £240,000 – £250,000. Websters Estate Agents are delighted to offer this spacious end of terrace home set only a short walk to the University Of East Anglia and Norwich City Centre. The property boasts two double bedrooms, an open plan kitchen/diner, a light lounge, and a separate conservatory, providing ample space for modern living. A family bathroom completes the interior, ensuring comfort and convenience for the occupants.

Outside, the property features a generous rear garden, providing a perfect outdoor oasis. Additionally, the property benefits from side gate access to the front, where further mature hedge borders and room for 2/3 vehicles await. This home offers a rare opportunity to enjoy both comfortable interiors and delightful outdoor spaces.

Council Tax band: A

Tenure: Freehold



- Light And Spacious End Of Terrace Home
- Generous Rear Garden
- Two Double Bedrooms
- Open Plan Kitchen / Diner
- Light Lounge And Separate Conservatory
- Space To The Front Of The House For 2/3 Vehicles
- Sought After Location



Entrance Hall

Part obscure double glazed composite front door, laminate flooring, carpeted stairs to the first floor and doors to the lounge and kitchen / diner.

Sitting Room

15' 5" x 11' 5" (4.71m x 3.49m)

Integrated wood burning stove set to stone hearth, two uPVC double glazed windows to the front and rear aspects, coving and two radiators.

Kitchen / Diner

15' 5" x 9' 5" (4.71m x 2.86m)

Open plan space comprising a range of wall and base units with laminate work tops, integrated electric oven with gas hob over, inset stainless steel sink with mixer tap and drainer, space for fridge - freezer, space and plumbing for dish washer, tiled splash back, tiled flooring and laminate flooring, twp. uPVC double glazed windows to the front and side aspects, radiator, under stairs storage cupboard, pantry cupboard, wall mounted gas boiler and a radiator.

Conservatory

1' 5" x 12' 7" (0.44m x 3.83m)

UPVC double glazed frame, uPVC double glazed French double doors to the rear garden, laminate flooring and space and plumbing for washing machine.

Landing

Doors to two bedrooms and bathroom, floor laid to carpet, radiator and a uPVC double glazed window to the rear aspect.

Bedroom One

15' 6" x 9' 5" (4.72m x 2.86m)

Double bedroom with two uPVC double glazed windows to the front and rear aspects, floor laid to carpet and two radiators.

Bedroom Two

9' 6" x 11' 7" (2.90m x 3.54m)

Double bedroom with two built in storage cupboards, uPVC double glazed window to the front aspect, floor laid to carpet and a radiator.

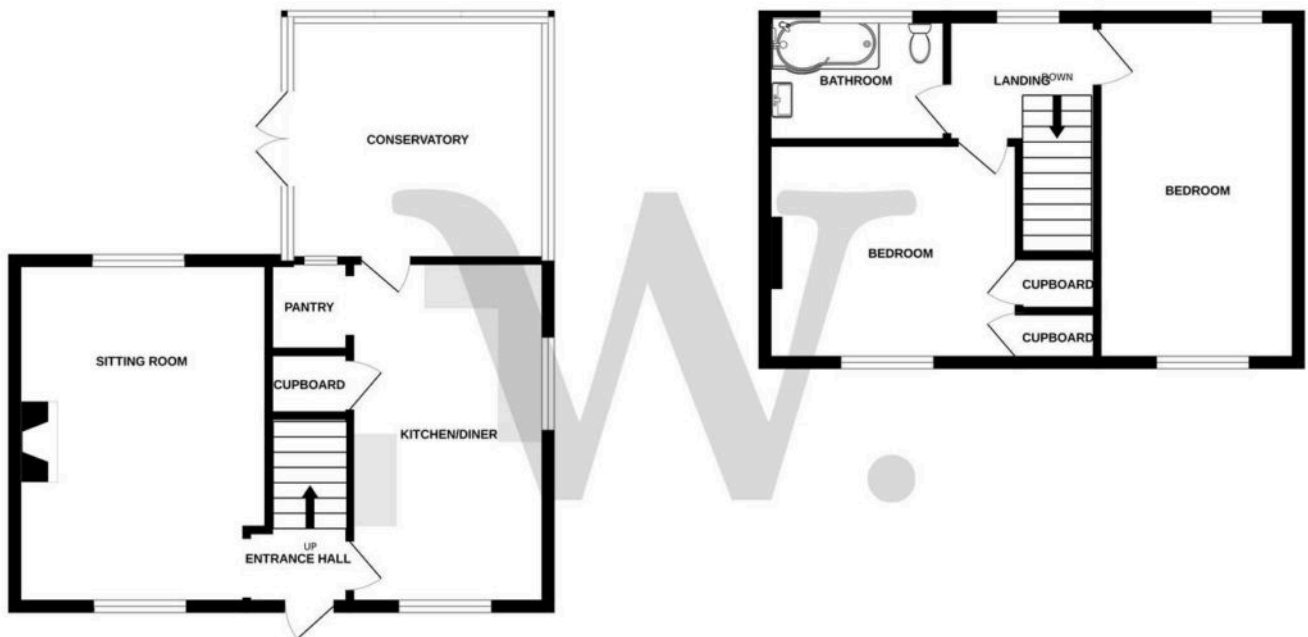
Bathroom

5' 8" x 8' 4" (1.72m x 2.53m)

Panel bath with shower over, tiled backing and glass screen, low set WC, pedestal hand wash basin with tiled splash back, obscure uPVC double glazed window to the rear aspect, vinyl flooring and a heated towel rail.

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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