



**84 Northcote Road, Norwich**

**£395,000 Freehold**



**websters.**



This beautifully presented and spacious semi-detached family home offers four bedrooms off landing, including a loft room for added versatility. The property boasts a private rear garden and convenient off-street parking.

Inside, the open plan kitchen/diner creates a welcoming space ideal for family meals and entertaining, complemented by a spacious lounge for relaxation and gatherings. Two modern bathrooms ensure comfort and convenience for occupants.

Conveniently located close to Norwich City Centre, this property provides easy access to a range of amenities, including shops, restaurants, and cultural attractions. Its central location offers a blend of urban convenience and suburban tranquillity.



- Beautifully Presented And Spacious Semi-Detached Family Home
- Four Bedrooms Off Landing
- Loft Room
- Private Rear Garden
- Off Street Parking
- Open Plan Kitchen / Diner And Spacious Lounge
- Two Modern Bathrooms
- Close To Norwich City Centre



### **Porch**

Part obscure double glazed composite front door, frosted uPVC double glazed window to the front aspect and a frosted glazed door to the entrance hall.

### **Entrance Hall**

Carpeted stairs to the first floor, under stairs storage cupboard, parquet flooring, uPVC double glazed window to the front aspect, radiator and doors to lounge, kitchen / diner and bathroom.

### **Lounge**

16' 1" x 12' 6" (4.90m x 3.82m)

UPVC double glazed window to the front aspect, floor laid to carpet, coving, radiator and an open fireplace with tiled hearth and inset with a wooden surround.

### **Bathroom**

7' 11" x 7' 7" (2.41m x 2.31m)

Modernised suite comprising a panel bath with shower over, tiled backing and glass screen, hand wash basin set to vanity with splash back, low set WC, laminate flooring, obscure uPVC double glazed window to the side aspect, coving, extractor fan and a radiator.

### **Kitchen / Diner**

27' 11" x 12' 1" (8.52m x 3.68m)

Open plan space comprising a range of wall and base units with composite work tops and breakfast bar, integrated double electric oven, integrated gas hob with extractor hood over, tiled flooring, space and plumbing for washing machine and dish washer, sunken one and a half bowl stainless steel sink with mixer tap and drainer, part double glazed uPVC door to the side access, space for fridge - freezer, two pantry cupboards, wall mounted gas boiler, uPVC double glazed window to the rear aspect, radiator and uPVC double glazed French double doors to the rear garden with side windows.

### **Landing**

Doors to four bedrooms and bathroom, floor laid to carpet, stairs leading to the second floor, radiator and coving.

### **Bedroom One**

11' 1" x 17' 11" (3.37m x 5.47m)

Large double bedroom with two uPVC double glazed windows to the front aspect, two radiators, floor laid to carpet and coving.

### **Bedroom Two**

8' 11" x 12' 4" (2.71m x 3.76m)

Double bedroom with a uPVC double glazed window to the rear aspect, floor laid to carpet, built in storage cupboard, radiator and coving.

### **Bedroom Three**

10' 5" x 7' 7" (3.18m x 2.30m)

Generous bedroom with a built in wardrobe, uPVC double glazed window to the side aspect, floor laid to carpet, coving and a radiator.

### **Bedroom Four**

9' 7" x 7' 7" (2.93m x 2.30m)

UPVC double glazed window to the side aspect, built in wardrobe, floor laid to carpet, coving and a radiator.

### **Bathroom**

8' 4" x 6' 8" (2.54m x 2.03m)

Modernised suite with a large walk in shower with dual shower heads, drying area, tiled backing and glass screen, large hand wash basin set to vanity, low set WC, radiator, laminate flooring, coving and an obscure uPVC double glazed window to the rear aspect.

### **Loft Room**

11' 3" x 13' 11" (3.43m x 4.24m)

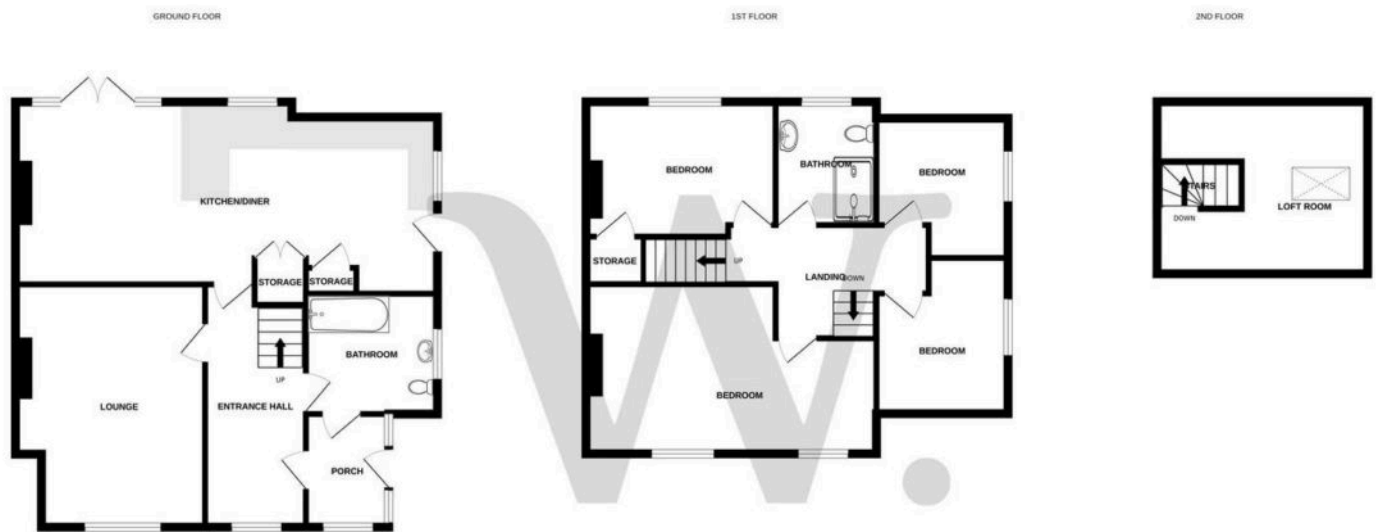
Velux window, eaves storage, floor laid to carpet and an electric storage heater.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:



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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