



## 6 Walton Road, Norwich

£350,000 Freehold



websters.

GUIDE PRICE £350,000 – £375,000. This beautifully presented over the passage Victorian terrace offers spacious and versatile accommodation in a highly sought-after location, with the added benefit of no onward chain. The property features three well-proportioned bedrooms off the landing, complemented by a fourth bedroom situated in a stylish loft conversion, providing ample space for family living or flexible home working arrangements. Two generous reception rooms deliver the perfect setting for both relaxation and entertaining, while the modern kitchen is thoughtfully designed with contemporary fittings and ample storage. Two modern bathrooms ensure convenience for busy households, with quality fixtures and tasteful décor throughout. The home is well presented, showcasing a blend of period charm and modern enhancements, making it ready for immediate occupation. Situated within close proximity to Norwich City Centre, the property benefits from excellent access to local amenities, transport links, and a vibrant community atmosphere. This is an exceptional opportunity to acquire a characterful Victorian terrace that



- › Beautifully Presented Over The Passage Victorian Terrace
- › No Onward Chain
- › Three Bedrooms Off Landing
- › Two Generous Reception Rooms
- › Well Presented Throughout
- › Fourth Bedroom Situated In Loft Conversion
- › Modern Kitchen
- › Private Rear Garden
- › Two Modern Bathrooms
- › Close Proximity to Norwich City Centre



**Sitting Room**

14' 1" x 11' 11" (4.28m x 3.63m)

Part double glazed composite front door with fan light over, stripped wooden flooring, bay fronted uPVC double glazed window to the front aspect, column radiator, picture rails, cornicing and a ceiling rose.

**Inner Lobby**

Stairs leading to the first floor, engineered oak flooring, under stairs storage cupboard, picture rails and access to dining room.

**Dining Room**

8' 11" x 11' 11" (2.72m x 3.64m)

UPVC double glazed window to the rear aspect, engineered oak flooring, column radiator, picture rails and sealed fireplace.

**Kitchen**

8' 11" x 7' 1" (2.73m x 2.16m)

Comprising a range of wall and base units with laminate work tops, integrated electric oven with ceramic hot plate and extractor hood over, tiled flooring, inset one and a half bowl stainless steel sink with mixer tap and drainer, wall mounted gas boiler, uPVC double glazed window to the side aspect and space for a fridge - freezer.

**Rear Lobby**

Space and plumbing for washing machine, laminate work tops, heated towel rail, part double glazed uPVC door to the rear garden and tiled flooring.

**Shower Room**

3' 8" x 6' 11" (1.12m x 2.12m)

Enclosed shower with splash back and glass screen, low set WC, pedestal hand wash basin with splash back, heated towel rail, extractor fan, tiled flooring and obscure uPVC double glazed window to the rear aspect.

**Landing**

Doors to three bedrooms and bathroom, access to fourth bedroom on second floor, stripped wooden flooring, cast iron radiator and picture rails.

**Bedroom One**

14' 4" x 10' 7" (4.37m x 3.23m)

Double bedroom with two uPVC double glazed sash windows to the front aspect, feature cast iron fireplace with tiled hearth, stripped wooden flooring, cast iron radiator and picture rails.

**Bedroom Two**

11' 4" x 12' 10" (3.46m x 3.90m)

Double bedroom with a uPVC double glazed sash window to the rear aspect, stripped wooden flooring, cast iron radiator and picture rails.

**Bedroom Three**

8' 11" x 7' 2" (2.72m x 2.18m)

UPVC double glazed sash window to the rear aspect, stripped wooden flooring, cast iron radiator, picture rails.

**Bathroom**

8' 3" x 5' 1" (2.51m x 1.54m)

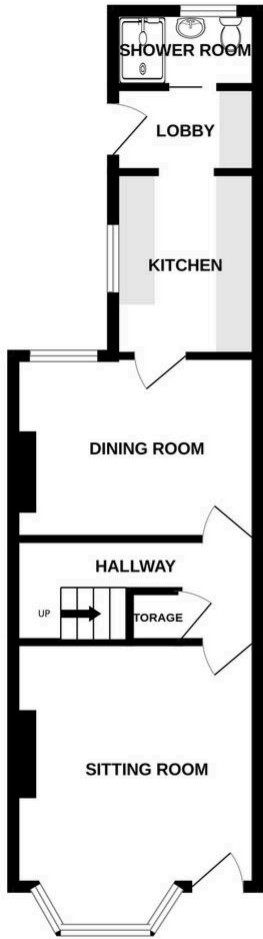
Panel bath with shower over, splash back and glass screen, low set WC, pedestal hand wash basin with splash back, heated towel rail, extractor fan and tiled flooring.

**Bedroom Four**

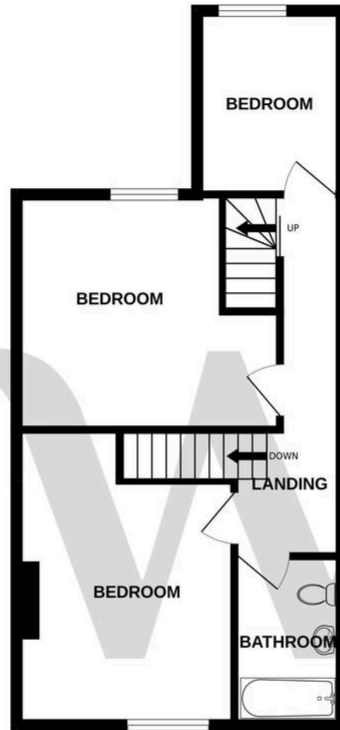
12' 7" x 15' 7" (3.83m x 4.74m)

Large double bedroom with three Velux windows, floor laid to carpet and two cast iron radiators.

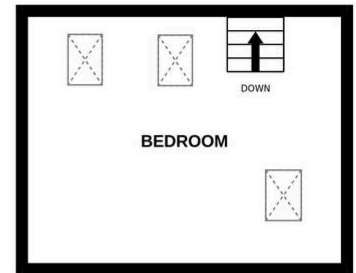
GROUND FLOOR



1ST FLOOR



2ND 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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