



2a Cardiff Road, Norwich

£295,000 Freehold

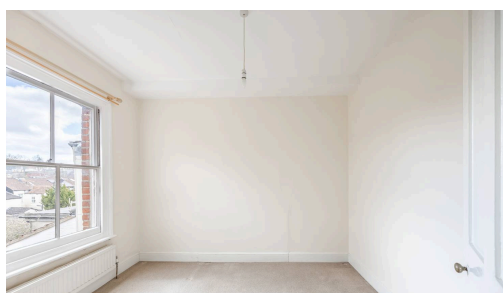


websters.

This rarely available bay fronted semi-detached period home is situated in the highly sought after Golden Triangle area of Norwich, offering a blend of character features and modern convenience. The property boasts two well-proportioned bedrooms off the landing, providing comfortable accommodation for a variety of buyers. The light kitchen and breakfast room is thoughtfully designed, creating a welcoming space for daily living and entertaining along with a private decked terrace leading off from the back. Two spacious reception rooms present flexible options for relaxing or hosting, each benefitting from generous natural light and original period details. The family bathroom is well appointed, catering to the needs of a modern household. Additionally, the property features a versatile home office or workshop, ideal for remote working or creative pursuits. Offered with no onward chain, this home presents an excellent opportunity for those looking to move swiftly.



- Rarely Available Bay Fronted Semi-Detached Period Home
- Two Bedrooms Off Landing
- Generous Rear Garden With Home Office / Workshop
- Light Kitchen / Breakfast Room
- Two Spacious Reception Rooms
- No Onward Chain
- Family Bathroom
- Highly Sought After Golden Triangle Area



Entrance Hall

Solid front door with fan light over, stripped wooden flooring, carpeted stairs to the first floor and doors to the sitting room and dining room.

Sitting Room

12' 6" x 13' 5" (3.82m x 4.09m)

Open fireplace with tiled hearth and inset and wooden surround, bay fronted sash windows to the front aspect, alcove storage, floor laid to carpet, picture rails and a radiator.

Dining Room

10' 1" x 11' 1" (3.07m x 3.38m)

Under stairs storage cupboard, sash window to the rear aspect, radiator and stripped and painted wooden flooring.

Kitchen / Breakfast Room

15' 10" x 6' 10" (4.83m x 2.08m)

Comprising a range of wall and base units with oak work tops, sunken ceramic Butler sink with mixer tap, integrated electric oven with gas hob and extractor hood over, two uPVC double glazed windows to the side aspect, part glazed door to the sun deck, radiator, stripped wooden flooring, space for fridge - freezer and part double glazed door to the rear garden.

Landing

Doors to two bedrooms and bathroom, floor laid to carpet and loft hatch.

Bedroom One

10' 3" x 13' 6" (3.12m x 4.12m)

Double bedroom with a feature iron fireplace, sash window to the front aspect, floor laid to carpet and a radiator.

Bedroom Two

10' 1" x 8' 5" (3.07m x 2.57m)

Sash window to the rear aspect, floor laid to carpet and a radiator.

Bathroom

8' 0" x 7' 0" (2.43m x 2.14m)

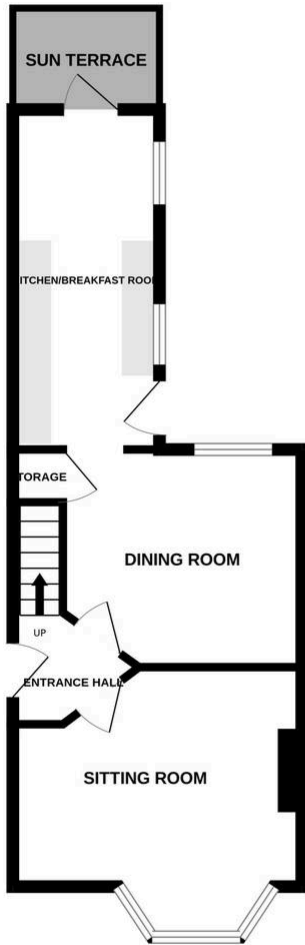
Panel bath with shower over and tiled backing, low set WC, pedestal hand wash basin with tiled splash back, laminate flooring, obscure uPVC double glazed window to the side aspect, radiator, extractor fan and an airing cupboard housing a gas boiler and space and plumbing for washing machine.

Home Office / Workshop

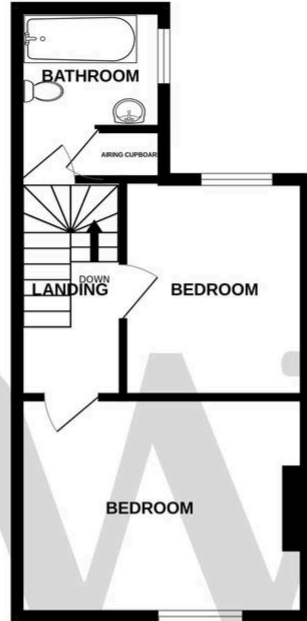
15' 1" x 13' 3" (4.61m x 4.04m)

Power and lighting, part glazed front door, casement window to the front aspect and laminate flooring.

GROUND FLOOR



1ST FLOOR



HOME OFFICE



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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