



29 Edwards Road, Norwich

Guide Price £350,000

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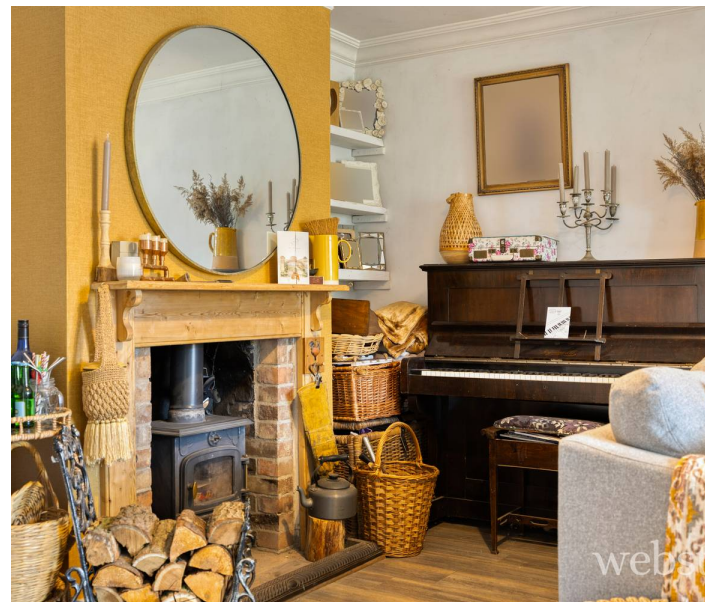
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Norwich

Occupying a desirable position close to Sprowston Recreation Ground, this beautifully presented three-bedroom semi-detached home offers an exceptional blend of character, contemporary living and versatile accommodation, complemented by a truly stunning mature garden.

A welcoming entrance hall provides access to the principal reception room, where a charming wood-burning stove creates a warm and inviting atmosphere. From here, the accommodation flows seamlessly into the newly appointed kitchen, which has been thoughtfully designed to maximise both style and practicality. The kitchen opens into a spacious conservatory, creating a superb open-plan living and dining area flooded with natural light and enjoying delightful views across the beautifully landscaped rear garden. A contemporary ground-floor shower room completes the accommodation on this level.

The first floor comprises three well-proportioned bedrooms, with the principal bedroom benefiting from access to a separate WC, providing additional convenience for family living.



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The rear garden is undoubtedly one of the property's standout features. Lovingly maintained and beautifully established, it boasts an impressive collection of mature trees, flowering plants and established shrubs, creating a colourful and private setting that can be enjoyed throughout the year. Whether entertaining family and friends or simply relaxing outdoors, this exceptional garden provides a wonderful extension of the living space. Adding further flexibility is a detached outbuilding with its own shower room, making it ideal as guest accommodation, a home office, studio or games room.

To the front of the property, tandem off-road parking leads to a useful lean-to, with an additional parking space providing ample room for multiple vehicles.

Combining beautifully presented interiors, flexible accommodation and outstanding outdoor space, this impressive home enjoys a convenient location close to local amenities, schools and excellent recreational facilities, making it a superb opportunity for a wide variety of buyers.

Council Tax band: C

Tenure: Freehold



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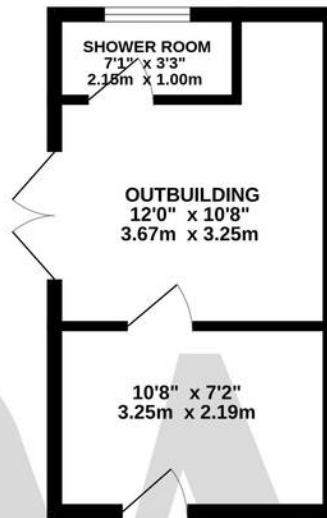
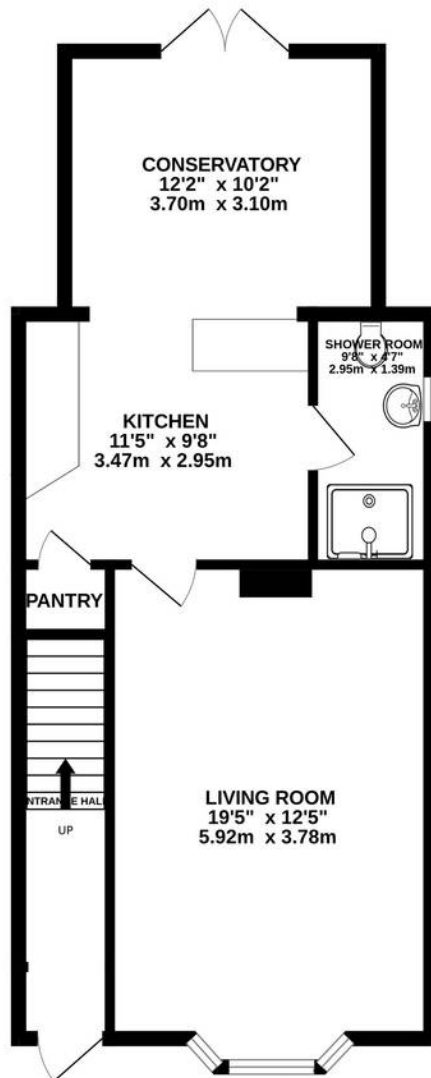
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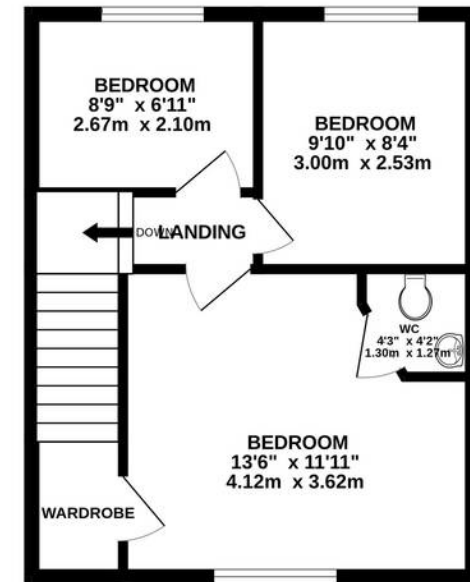
- Guide Price £350,000 - £375,000
- Three-bedroom semi-detached house
- Newly appointed kitchen
- Spacious lounge with wood-burning stove and bay window
- Mature, beautifully landscaped large rear garden
- Outbuilding with shower room offering additional accommodation potential
- Downstairs shower room and upstairs WC
- Close to Sprowston Recreation Ground
- Good condition throughout



GROUND FLOOR
777 sq.ft. (72.2 sq.m.) approx.



1ST FLOOR
370 sq.ft. (34.4 sq.m.) approx.



TOTAL FLOOR AREA : 1147 sq.ft. (106.6 sq.m.) approx.

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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