



Guide Price £240,000

3 Bedroom Terraced House for sale  
4 Bolingbroke Road, Norwich







## Overview

The kitchen is the heart of many a home. But not many are quite as heart-healthy as this one. Enter within and see if your own heart connects with what awaits.



## Key Features

- Spacious 3-Bedroom Terraced House
- Private Driveway Parking
- Enclosed Low-Maintenance Patio
- Detached Brick Built Workshop / Store
- Ample Floor Space for Family Living/Work from Home/Entertaining
- Easy Reach of City Centre, Supermarkets, Eateries and Parks





Welcome to Bolingbroke Road, Norwich. This nestled street of terraced properties off Aylsham Road offers sizeable floor space and that all-important driveway parking – perfectly aligned to install an EV Charger if needed.

Step inside the neat entrance hall for a glimpse of bright spaces, useful rooms, and storage. Leading through to the dining room and kitchen-breakfast room offering the option of open and separate rooms as desired. A sunroom sits to the rear of the property and a large dual-aspect lounge is to the side. All this is accompanied by a ground-floor WC, further exterior access, and an under-stair storage cupboard.

The first floor opens to further unique storage, three bedrooms and a bathroom off-landing. Two double bedrooms provide built-in storage, and a single bedroom could easily transform into an office or dressing room. The bathroom provides an electric shower over bath.

Besides the driveway parking, the rear patio is a substantial size, fully enclosed and tranquil space to enjoy alfresco dining, summer BBQs and entertaining. The brick-built workshop/store will be handy in all cases with light and power and could even be your calling for that side hustle you've been pondering.

Located within easy reach of supermarkets, local shops and eateries, parks, and reliable bus routes into the City Centre, you will never be stuck for leisurely activities or daily amenities.

There is nothing like viewing a prospective home in person. We are open 24/7 to receive your request and look forward to welcoming you.

What3Words: ///runner.dimes.cling



**Kitchen-Breakfast Room**

14' 11" x 9' 6" (4.55m x 2.90m)

Slate tile flooring, double-glazed French doors into the sun room, interior French doors into the dining room, base and wall-mounted units, breakfast bar, spotlights, vertical radiator, gas hob, electric oven, extractor hood, houses the combi gas boiler, splashback tiling and multiple sockets.

**Lounge**

16' 6" x 10' 11" (5.05m x 3.35m)

Fitted carpet, dual-aspect double-glazed windows with vertical blinds, feature electric stove, ceiling light, two radiators, multiple sockets and TV aerial.

**Dining Room**

10' 2" x 9' 6" (3.10m x 2.90m)

Laminate flooring, ceiling light, radiator and multiple sockets.

**Sun Room**

9' 6" x 9' 2" (2.90m x 2.80m)

Slate tile flooring, uPVC construction, double-glazing, dual exterior doors, cat flap and wall light.

**Entrance Hall**

11' 5" x 3' 1" (3.50m x 0.95m)

Slate tile flooring, double-glazed window with vertical blind and ceiling light.

**WC**

4' 3" x 2' 3" (1.30m x 0.70m)

Slate tile flooring, floor-to-ceiling tiles, obscured double-glazed window, ceiling light, radiator, wash basin and toilet.

**Bedroom 1**

10' 4" x 10' 0" (3.15m x 3.05m)

Fitted carpet, double-glazed window with roller blind and Velux window, built-in storage cupboard, ceiling light, radiator and multiple sockets.

**Bedroom 2**

10' 11" x 9' 0" (3.35m x 2.75m)

Fitted carpet, double-glazed window, built-in storage cupboard, ceiling light, radiator and multiple sockets.

**Bedroom 3**

10' 5" x 7' 2" (3.20m x 2.20m)

Laminate flooring, double-glazed window, ceiling light, radiator and multiple sockets.

**Bathroom**

8' 10" x 5' 8" (2.70m x 1.75m)

Vinyl flooring, obscured double-glazed window, floor-to-ceiling and half-height tiles, bath with electric shower and glass screen, Vanity wash basin, heated towel rail, extractor fan and toilet.

**Workshop/Store**

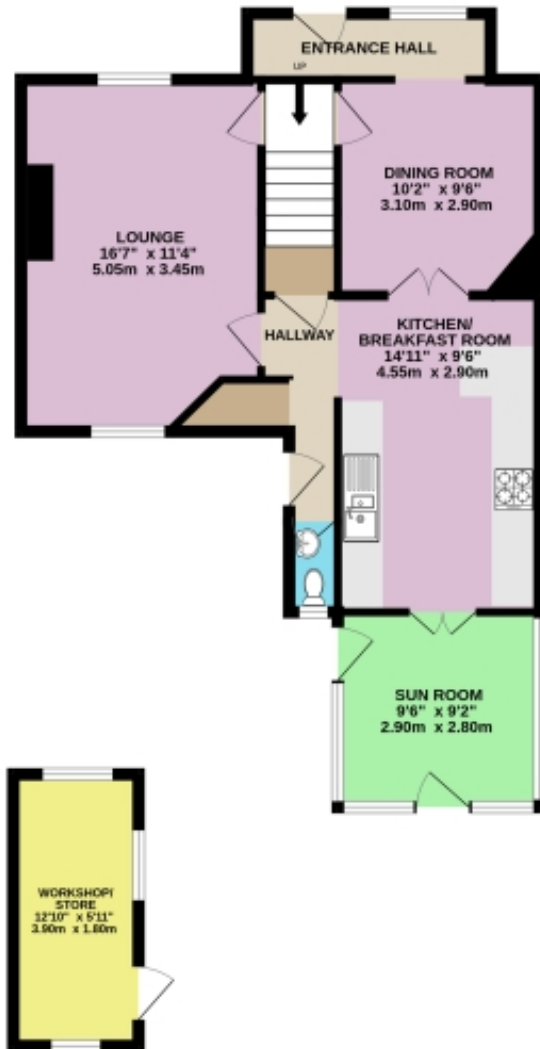
12' 9" x 5' 10" (3.90m x 1.80m)

Brick-built, flat roof, tiled flooring, triple-aspect windows, electric and lighting.

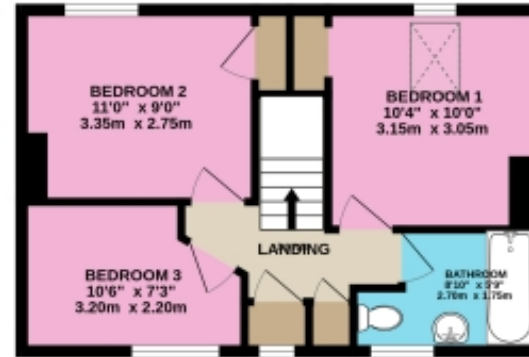


# Floorplans

GROUND FLOOR  
696 sq.ft. (64.6 sq.m.) approx.



1ST FLOOR  
385 sq.ft. (35.8 sq.m.) approx.

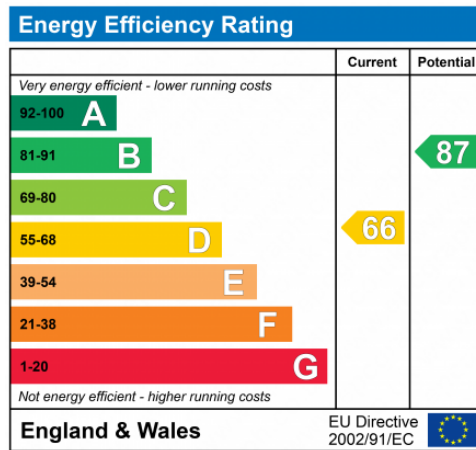


3-BEDROOM TERRACED HOUSE

TOTAL FLOOR AREA : 1081 sq.ft. (100.4 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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