



Guide Price £375,000

3 Bedroom End of Terrace House for sale  
1 Kerrison Road, Norwich







## Overview

Parking for three side-by-side in NR1, a south-facing garden made for slow Sundays, and a beautifully finished home packed with storage - plus a lounge-to-garden catio for the cat who has everything. All just a stroll from Norwich station, Riverside and the city centre.



## Key Features

- Extended 3-Bedroom End-of-Terrace Home
- Spacious Kitchen Complete with American Fridge-Freezer, Range Cooker and Dishwasher
- Sizeable Lounge-Diner with Woodburner
- Ground-Floor Shower Room and First Floor Bathroom
- Extensive Storage Throughout
- South-Facing Garden with Separate Shed, Workshop and Catio
- Three-Bay Driveway Parking
- Comfortable Walk to Riverside, Train Station and City Centre









Welcome to Kerrison Road, Norwich, NR1. This extended end-of-terrace home makes everyday life feel easy - whether you're commuting, popping into the city for dinner, or enjoying weekends by the river. With Norwich train station, Riverside leisure, supermarkets, shops and the city centre within easy reach on foot, it's perfectly placed for a "leave the car at home" lifestyle... although with parking like this, guests will be grateful.

Step inside to find a beautifully presented home that balances warmth with practicality, offering storage galore to keep life organised and clutter-free. The hub of the home is the tasteful L-shaped kitchen: a space designed for real living, from quick weekday breakfasts to relaxed evenings with friends, with elbow room for all and views out to the garden and patio. It's complete with a large American-style fridge-freezer, dishwasher and range cooker, plus extensive cupboard and drawer storage.

The lounge-diner also enjoys a substantial L-shaped footprint, ideal for zoning - from table dining, to a hobby space, to a cosy corner in front of the woodburner. It's a room that works for every time of day and every mood. And for pet lovers, there's an added bonus: a catio extension accessed via the rear patio doors, complete with a cat flap, giving your feline friends their own secure space to enjoy fresh air safely while you relax inside.

The ground floor is completed by a spacious entrance hall and a well-appointed shower room with a skylight, bringing in natural light and adding a fresh, airy feel - ideal for guests, busy mornings, or rinsing off after a run along the riverside. Upstairs, the first floor offers three bedrooms and a family bathroom, providing flexible space and plenty of natural light throughout.

Outside, the lifestyle continues: the south-facing garden is a genuine sun-trap, perfect for morning coffee, summer barbecues, or simply unwinding at the end of the day. With a large shed and a separate workshop with power and electricity, there's room for hobbies, DIY projects, and bike storage. To top it off, the driveway provides parking for three vehicles side-by-side - standout convenience for such a location.

This standout home promises characterful convenience every day. To find out more, call us 24/7 to book your viewing.

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### **Kitchen**

18' 5" x 15' 7" (5.63m x 4.76m)

Tiled flooring, dual uPVC double-glazed windows, composite door to the garden, base fitted units, integrated dishwasher, range cooker and extractor hood, American-style fridge freezer, hardwired ceiling lights, exposed timber beam, multiple USB sockets, space and plumbing for washing machine and dryer, two hydronic plinth heaters and laminate worktops.

### **Lounge-Diner**

20' 8" x 19' 8" (6.30m x 6.01m)

Laminate flooring, three uPVC double-glazed windows with fitted roller blinds, woodburning stove set within a fireplace, ceiling lights, coving, two full-height storage cupboards under stairs, radiator and patio doors leading to catio.

### **Entrance Hall**

14' 0" x 8' 1" (4.29m x 2.48m)

Tiled flooring, timber exterior door, two built-in full-height storage cupboard (one housing the combi boiler and water softener), ceiling light, multiple sockets and radiator.

### **Shower Room**

6' 5" x 5' 1" (1.97m x 1.57m)

Tiled flooring and walls, Velux skylight, corner shower unit with sliding glass doors, mixer shower, Vanity wash hand basin, heated towel rail, toilet and wall-mounted light.

### **Bedroom One**

13' 0" x 10' 10" (3.98m x 3.32m)

Laminate flooring, uPVC double-glazed window, coving, loft hatch, built-in wardrobe, multiple sockets, ceiling light and radiator.

### **Bedroom Two**

9' 0" x 8' 2" (2.76m x 2.51m)

Fitted carpet, uPVC double-glazed window, storage cupboard over stairs, coving, ceiling light, multiple sockets and radiator.

### **Bedroom Three**

10' 3" x 6' 7" (3.13m x 2.03m)

Laminate flooring, dual uPVC double-glazed windows with fitted roller blinds, radiator, built-in wardrobe, ceiling light and multiple sockets.

### **Bathroom**

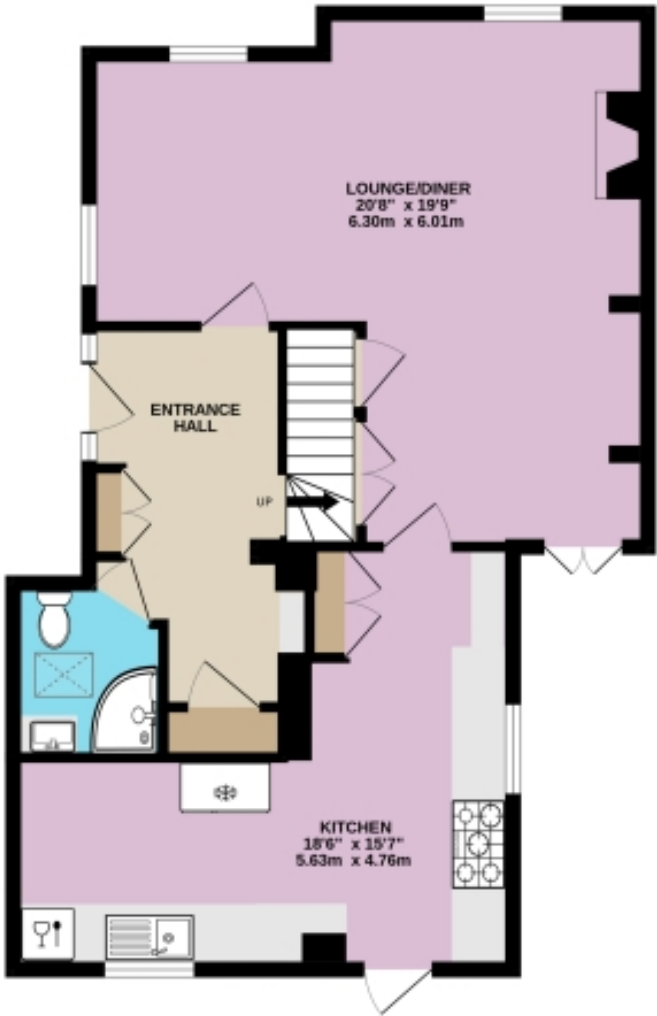
7' 6" x 7' 1" (2.31m x 2.18m)

Vinyl flooring, dual obscured uPVC double-glazed windows, bath with traditional bath shower mixer, Vanity wash hand basin, heated towel rail, toilet, wall-mounted light and extractor fan.



# Floorplans

GROUND FLOOR  
663 sq.ft. (61.6 sq.m.) approx.



1ST FLOOR  
379 sq.ft. (35.2 sq.m.) approx.



3-BEDROOM END-OF-TERRACE

TOTAL FLOOR AREA : 1043 sq.ft. (96.9 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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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 84 B      |
| 69-80 | C             | 69 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |





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