

ARLINGTON  
PARK



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14 Walton Road  
, Norwich, NR1 2PS  
Asking Price £260,000



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Located in a highly sought-after area of Norwich, this traditional three-bedroom mid-terrace house presents an excellent opportunity for buyers. The property boasts well-proportioned interior spaces, original character features, and a private rear garden. It is perfectly positioned for access to local amenities and excellent transport links into the city centre.

- Traditional Victorian terraced
- Three bedrooms
- Separate dining room
- Approximately 904sqft of living space.
- Bay-fronted lounge
- Ground-floor family bathroom



### DETAILED DESCRIPTION

Entering through the painted blue front door of this classic red-brick mid-terrace property, you are welcomed into the front lounge. This space features a bay window, exposed wooden floorboards, and a distinctive feature fireplace with tiled inserts. A central hallway with stairs leading to the first floor separates the front reception from the dining room. The dining room offers ample space for entertaining, continuing the theme of wooden floorboards and showcasing another charming fireplace.

Located to the rear, the kitchen is accessed via the dining room and includes white cabinetry, wood-effect countertops, an integrated oven with a gas hob, and a striking blue tiled splashback. A wall-mounted recently installed Alpha boiler is also visible here, providing gas central heating. Beyond the kitchen is a practical lobby area with an integrated storage cupboard housing the washing machine, leading to the ground-floor family bathroom, which is fitted with a white suite, including a bath with a thermostatic shower above.

Upstairs, the first-floor landing provides access to two spacious double bedrooms. Bedroom one sits at the front of the property, offering generous dimensions of 15'10" x 11'4", a feature fireplace, and exposed wooden flooring. Bedroom two, mirroring the generous proportions at 15'10" x 11'5", overlooks the rear and also includes a fireplace. Bedroom three (9'0" x 7'0") is accessed directly through bedroom two and is currently utilised as a home office, making it an ideal flexible space.

Externally, the property features a small, low-maintenance front garden. To the rear, the enclosed garden is predominantly laid to lawn with mature borders, a small patio area, and wooden fencing, providing a private outdoor space. Street parking is available on Walton Road.

### COMPLIANCE AND KEY INFORMATION

EPC Rating: D.

Council Tax Band: B

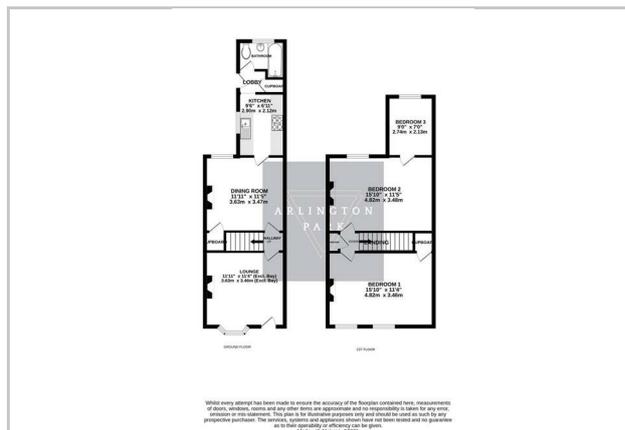
Local Authority: Norwich City Council.

Broadband: The NR1 2PS postcode benefits from excellent internet connectivity, with Superfast and Ultrafast broadband widely available. Providers such as EE, Virgin Media, Sky, and BT offer estimated download speeds of up to 1000 Mbps.

Property History: The property has an internal area of approximately 84 square metres (904 sq ft).

### LOCAL AREA AND FACILITIES

Walton Road is ideally situated in the NR1 postcode area of Norwich, known for its strong community feel and proximity to city amenities. The location offers easy access to Norwich city centre, which provides an extensive range of shops, restaurants, and cultural leisure options. The area is well-served by local transport links, with regular bus services operating nearby and Norwich railway station located within a convenient distance for commuters. Families will find local schools and parks in the vicinity, making it a practical and desirable setting for a variety of buyers.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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