

FREEHOLD



House - End Terrace

# FRIENDS ROAD NORWICH NR5 8HN

Price Guide  
**£270,000**

## FEATURES

- End Terrace
- Lounge
- Utility Room
- Three Bedrooms
- Wc
- Entrance Hall
- Dining Room
- Kitchen/Diner
- Bathroom
- No Chain





# 4 Bedroom House - End Terrace located in Norwich

Welcome to Friends Road in the sought-after NR5 area of Norwich, this charming end-terrace house presents an excellent opportunity for both families and investors alike. The property boasts a well-thought-out layout that includes one/two reception rooms, three/four bedrooms, and a family bathroom with a separate WC.

Upon entering, you are welcomed into a hall that leads to a kitchen/diner, perfect for family meals and entertaining guests. The dining room and lounge provide ample space for relaxation and social gatherings. Additionally, a utility room enhances the practicality of the home, making daily chores more manageable.

The first floor features three comfortable bedrooms, offering plenty of room for family or guests. The family bathroom, conveniently located, ensures that morning routines run smoothly.

Outside, the property benefits from a front garden with side access to the rear. The enclosed rear garden is a blank canvas, ready for you to personalise and create your own outdoor oasis. An outbuilding garden store and an additional WC add to the convenience of this home.

Situated close to the university, hospital, and city centre, this property is ideally located for those who appreciate easy access to local amenities and transport links. Whether you are looking for a family home or a promising investment opportunity, this residence on Friends Road is not to be missed.

## Entrance Hall

Doors to kitchen/diner and bedroom

## Living Room

10'3" x 8'0"

Double glazed doors to the rear.

## Utility Room

5'6" x 4'7"

Sealed unit doubled glazed window to the rear aspect, door leading out into the garden and tiled flooring.

## Kitchen/Diner

8'3" x 12'8"

Sealed unit double glazed window to the front and rear aspect, range of high and low kitchen units, tiled flooring and radiator.

## Bedroom One

13'1" x 8'11"

Sealed unit double glazed window to the front aspect, laminate flooring and radiator.

## Bedroom Two

12'11" x 11'8"

Sealed unit double glazed window to the front aspect, storage cupboard, radiator and carpet to floor.

## Bedroom Three/Study

10'0" x 8'0"

Sealed unit double glazed window to front aspect, radiator and carpet to floor.

## Bedroom Four

10'1" x 7'5"

Sealed unit double glazed window to the rear aspect, radiator and carpet to floor.



### Bathroom

Sealed unit double glazed window with privacy glass to the rear aspect, bath with electric shower, sink basin, splashback tiles and laminate flooring.

### WC

### Garden Room

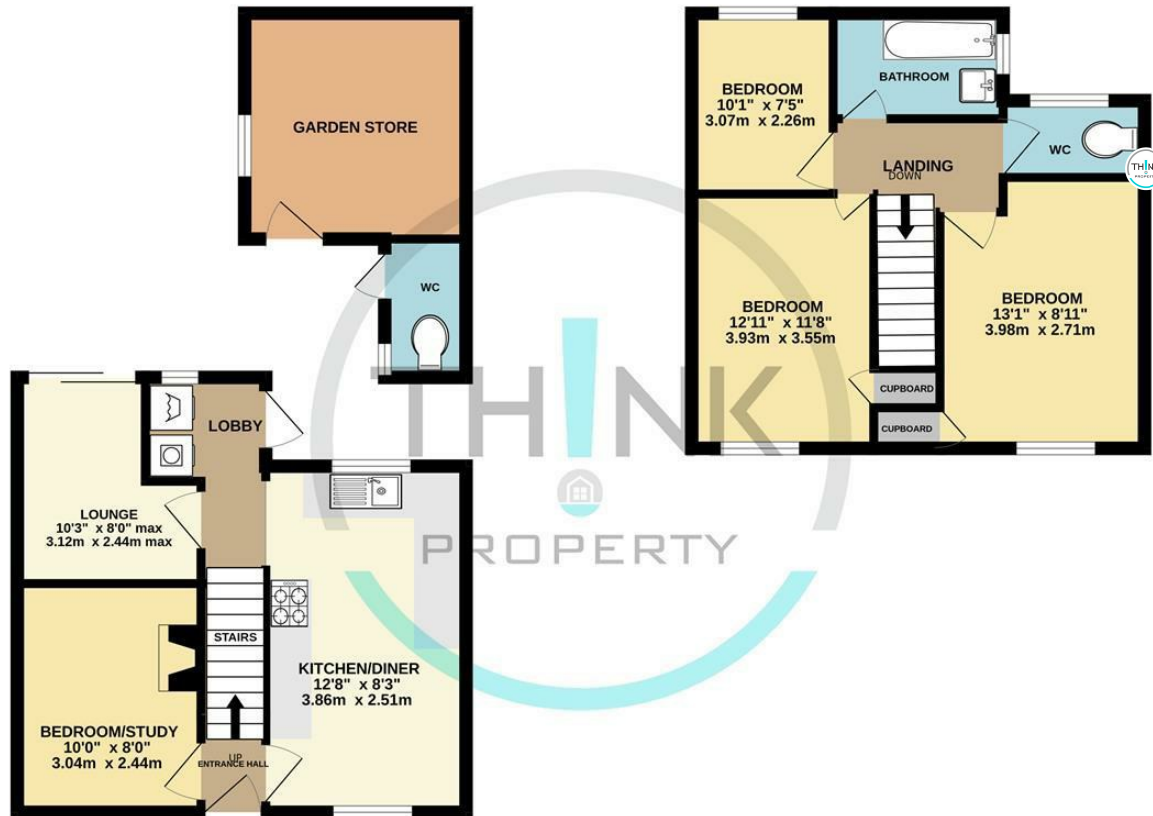
Sealed unit double glazed aluminium French doors to the rear aspect leading into the garden, laminate flooring and radiator.





GROUND FLOOR

1ST FLOOR



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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Council Tax Band

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>59</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

