



49 Clarkson Road, Norwich

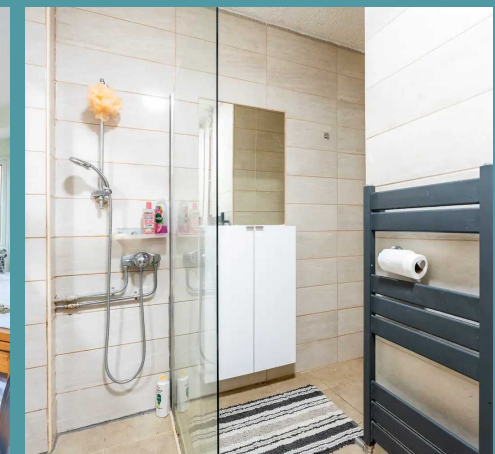
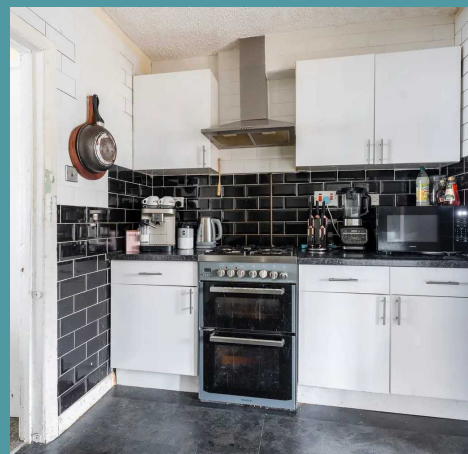
Guide Price £225,000

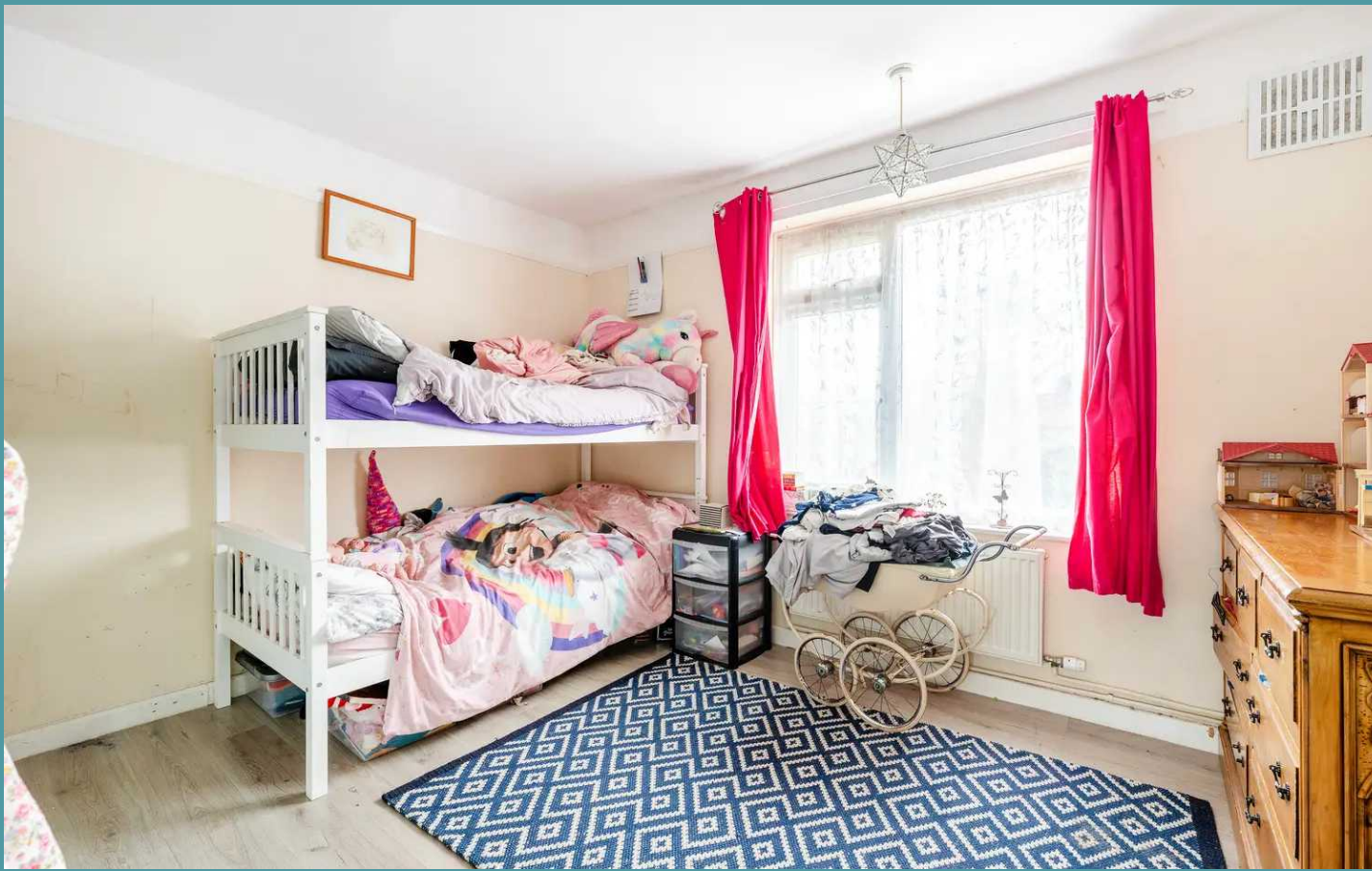
# 49 Clarkson Road

Norwich, Norwich

Guide Price: £225,000 - £250,000. This inviting property features a cosy living room with a bay window and a feature fireplace, perfect for relaxing with loved ones. The generously sized kitchen offers bright cupboards, ample storage, and convenient access to the modern shower room and garden room, providing functional living spaces. With five excellent-sized bedrooms offering versatility, a great-sized garden with low-maintenance artificial turf, a versatile outbuilding, and ample off-road parking, this home combines comfort, practicality, and outdoor enjoyment.

Nestled in Clarkson Road, this property enjoys an ideal tucked-away location that provides the perfect balance between quiet village and convenience. With essential amenities right at your doorstep, including the Longwater Retail Park housing popular retailers like Sainsbury's and M&S, your daily shopping needs are effortlessly met. For those who require an easy commute, the property is within a 5 minute walk of a frequent bus route into the city centre alongside the A47 offering seamless access, making it a prime choice for busy professionals. Furthermore, the proximity to Norwich City provides access to a myriad of additional amenities, from dining options to cultural attractions. Families will appreciate the abundance of schools for all ages in the area, making it a superb choice for those with children, ensuring they receive the best education options within reach.



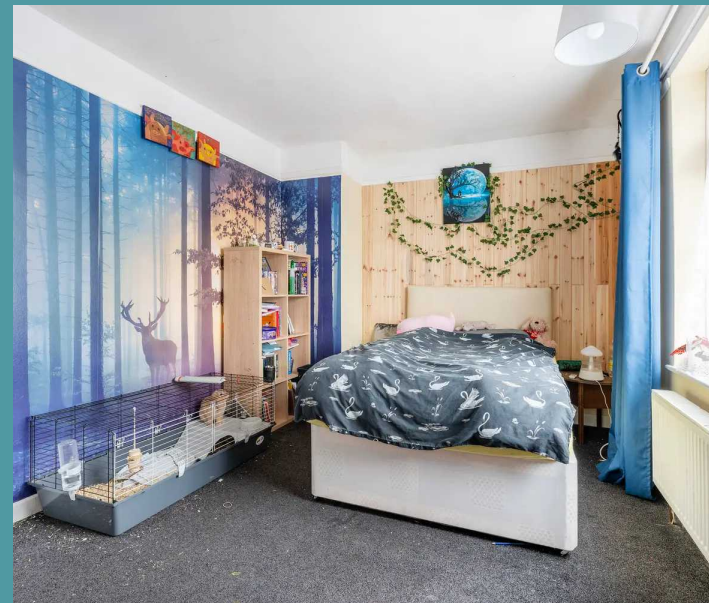


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### THE PROPERTY

Upon entering, you are greeted by a cosy living room featuring a bay window that allows in an abundance of natural light. The room also boasts a feature fireplace, creating a warm and inviting atmosphere. With plenty of space to accommodate all your furnishings, this room is perfect for relaxing with family and friends. The property also offers a generously sized kitchen, complete with bright cupboards and ample storage space. With room for all your appliances and featuring access to both the shower room and garden room, this kitchen is both practical and functional for everyday living. The modern shower room boasts a large walk-in shower. Additionally, the property benefits from a garden room that provides the ideal space for a dining table or additional appliances. This room also offers convenient access to the rear of the property.



With five excellent-sized bedrooms, this property provides plenty of space for all family members. Each bedroom offers versatility and potential to be tailored to suit your individual needs.



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Outside, the property benefits from a great-sized garden plot. With artificial turf, this low maintenance space is perfect for those who enjoy spending time outdoors without the additional upkeep. Additionally, there is a versatile outbuilding offering power and additional storage space for furniture or other equipment. The property also benefits from ample off-road parking, ensuring convenience for residents and visitors alike.

### AGENTS NOTE

We understand this property will be sold leasehold connected to all mains services.

Council Tax Band - A

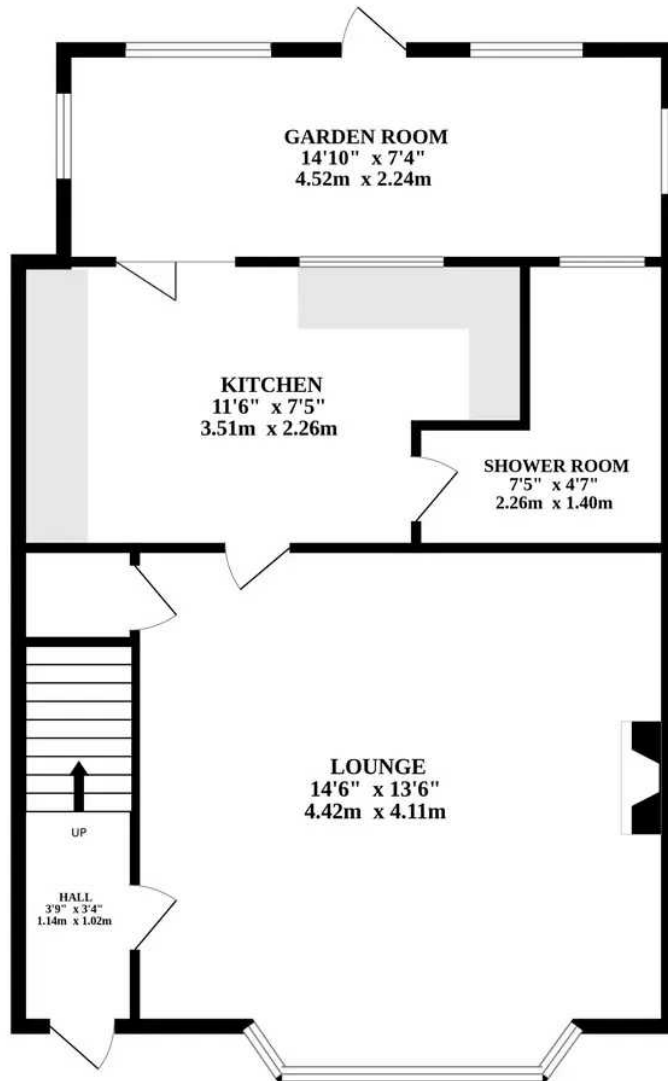
102+ years remaining on the lease when purchased.

£10p/a service charges.

'Option to purchase the lease'



GROUND FLOOR



1ST FLOOR

