



22 Cintra Road, Norwich

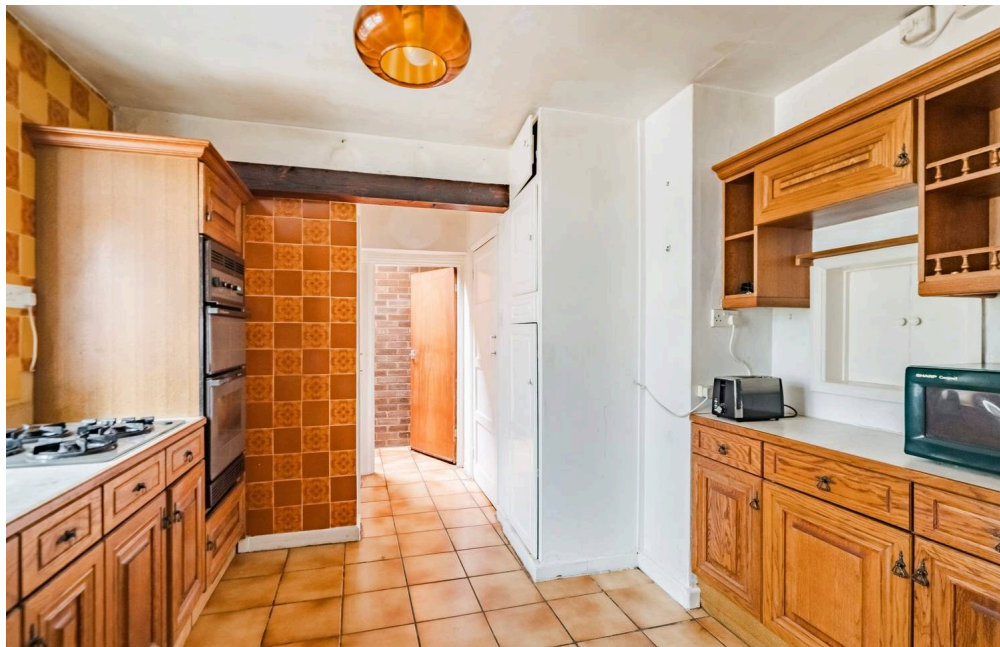
£500,000 Freehold

A huge opportunity to design your family home in a central city location, this spacious property on Cintra Road offers the perfect canvas for versatile living. With multiple reception rooms, a charming sitting room with a brick fireplace, and a practical kitchen, it caters to a variety of family needs. The upper floor features three generous bedrooms and a well-appointed wet room, while the secluded garden and detached garage provide additional privacy and storage. Ideally located near the city centre, Riverside complex and Carrow Road, this home offers both convenience and potential for customisation.

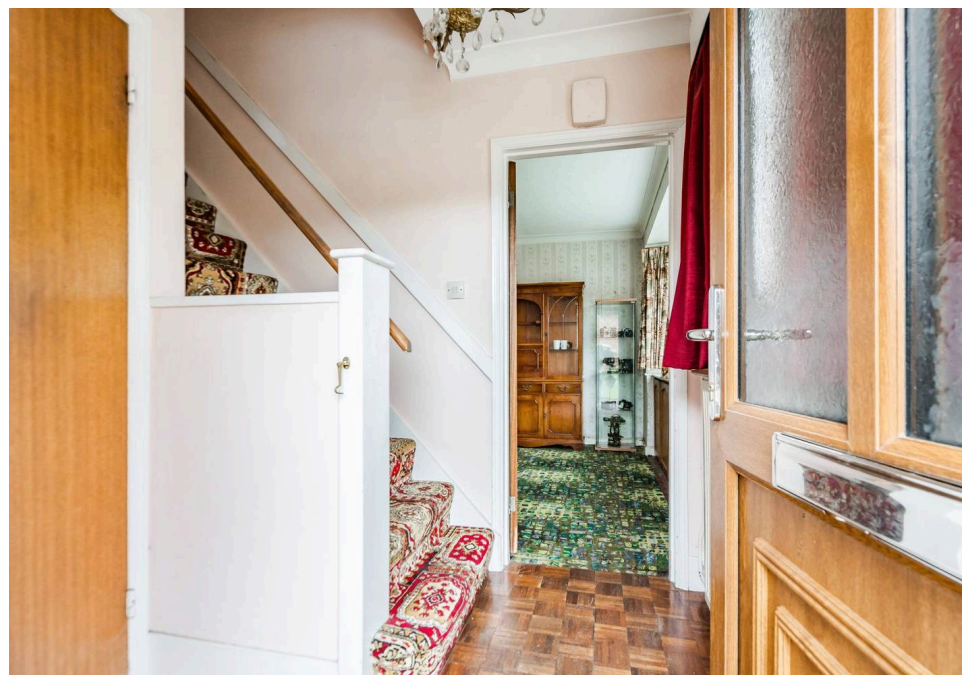
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The Location

Located in the heart of NR1, Cintra Road is one of Norwich's most desirable streets. Its proximity to the train station and city centre makes it ideal for professionals, families and anyone seeking easy city living. Within walking distance, you'll find schools, the bustling Riverside complex with its shops, cinema, fitness facilities and dining options, as well as picturesque riverside



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Football enthusiasts will love the close proximity to Carrow Road, home of Norwich City FC, while food lovers can enjoy the area's diverse culinary scene with cafes, pubs and restaurants. Whether for work, leisure, or vibrant community living, Cintra Road perfectly encapsulates the best of Norwich.

Cintra Road

Uncover the perfect canvas to create your ideal family lifestyle with this large, multi-functional home located in the heart of Norwich. Entering through a comforting hallway, you'll find a versatile reception room, the first of several well-proportioned spaces on the ground floor. The sitting room exudes warmth and charm with its focal brick open fireplace, framed by a window and patio doors on either side that invite natural light to flow through.

The kitchen, with its rich wooden cabinetry and practical galley-style layout, offers ample storage and functionality, while an adjoining side corridor provides access to a convenient WC, a spacious office and a light-filled conservatory – completing a suite of reception spaces designed for flexible family living. The upper floor is equally spacious, offering three generously sized bedrooms, each filled with natural light and potential for personalisation. A well-appointed wet room is accompanied by a separate WC, ensuring practical and comfortable living for a growing household.

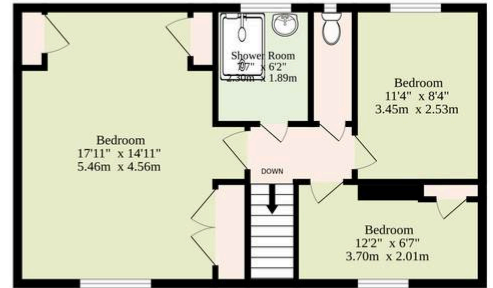
Outside, a secluded garden offers a private and peaceful setting, perfect for family gatherings, play, or gardening. The



Ground Floor
1147 sq.ft. (106.6 sq.m.) approx.



1st Floor
435 sq.ft. (40.4 sq.m.) approx.



TOTAL FLOOR AREA : 1582 sq.ft. (147.0 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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