

## 8 Beatty Road, Norwich

£400,000 Freehold

Guide Price: £400,000-£425,000. Set within the sought-after NR4 postcode, this generous three-bedroom bungalow enjoys a wonderfully private position on the fringes of the city.



Guide Price: £400,000-£425,000. Beatty Road presents a home with genuine potential, offering space, privacy, and a layout that's ready to grow with you. The wide frontage and sweeping driveway create a strong first impression, with plenty of room for multiple vehicles, a motorhome or even scope for future extension, subject to planning. Inside, the well-balanced floorplan separates living and sleeping areas naturally, making it easy to reimagine the space to suit your needs. The generous sitting and dining room already offers great proportions, while the kitchen and wet room provide clear opportunities for modernisation or open-plan redesign. Outside, the large rear garden is a real highlight—private, well-established, and full of possibility for keen gardeners, families or those looking to expand the footprint of the home.

**The Location**

Tucked in the heart of NR4, Beatty Road enjoys a location that offers daily amenities with an active lifestyle. From your front door, a short stroll leads to the local Co-op for quick essentials, a nearby fuel station, and even a choice of eateries



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### The Location

Tucked in the heart of NR4, Beatty Road enjoys a location that offers daily amenities with an active lifestyle. From your front door, a short stroll leads to the local Co-op for quick essentials, a nearby fuel station, and even a choice of eateries like the Oak Tree restaurant for laid-back dining.

The Marsh Harrier offers a welcoming spot for relaxed drinks or a hearty meal, and green open space awaits at the local park—perfect for morning runs, weekend picnics or simply stretching your legs.

A few minutes further opens up a wider world of choice, with the nearby retail park offering Aldi, Pets at Home, and more for everyday shopping with ease. For bigger weekly hauls, Tesco and Asda are both within comfortable reach. Commuting or exploring beyond Norwich is effortlessly simple thanks to swift access to the A47, putting the coast or countryside on your radar in no time.

City College Norwich is close by, adding to the appeal for students and professionals alike, while the buzz of the city centre—with its restaurants, high street favourites, and historic charm—is just a short drive or cycle away.

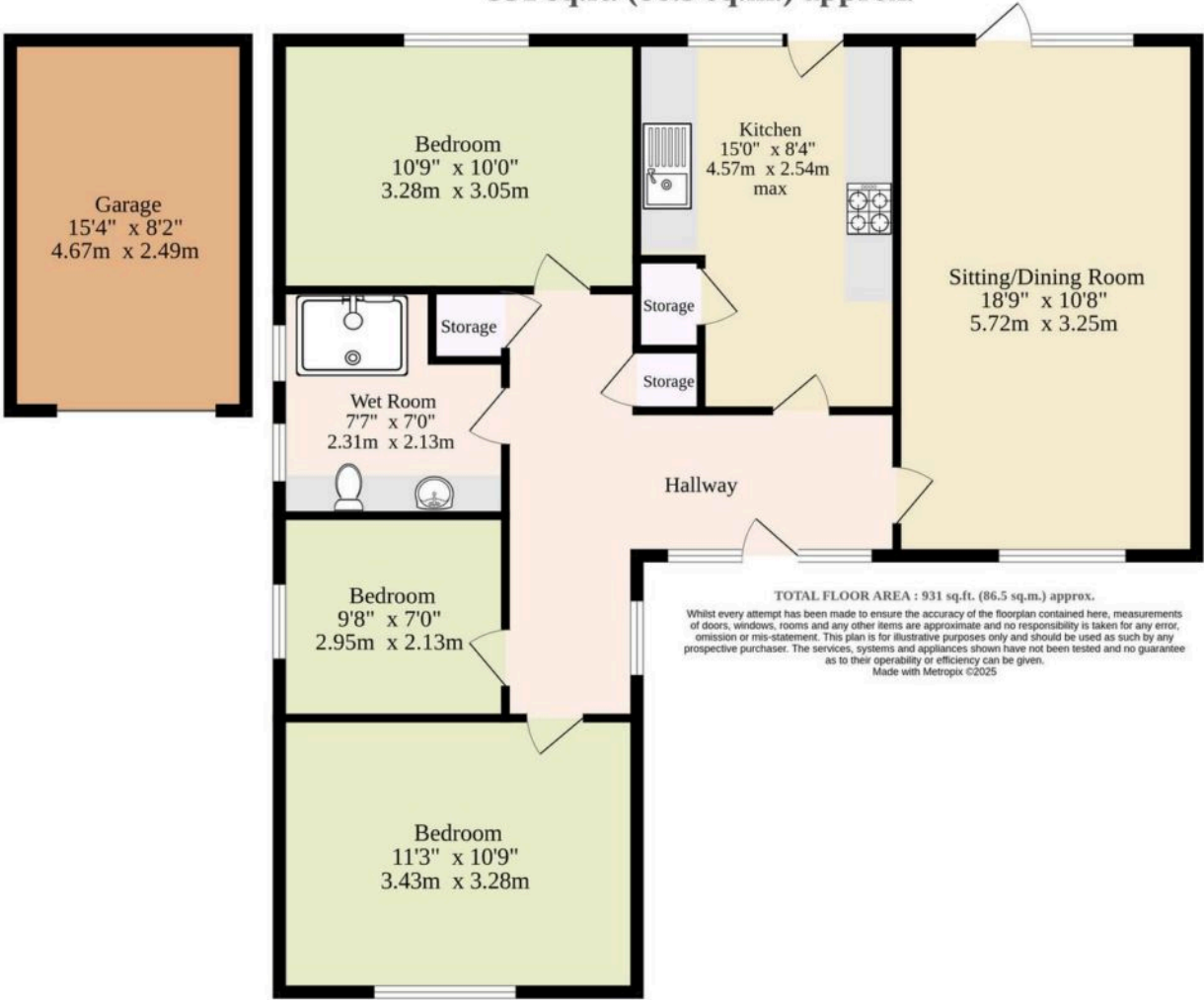
### Beatty Road, Norwich, NR4

Set within the sought-after NR4 postcode, this generous three-bedroom bungalow enjoys a wonderfully private position on the fringes of the city. Set back from the road, the approach offers a sweeping driveway that spans both the front and side of the property, providing extensive off-road parking with ease.

Whether for multiple vehicles or those with a caravan or motorhome, the space here offers rare practicality and immediate kerb appeal.



Ground Floor  
931 sq.ft. (86.5 sq.m.) approx.



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