



30 Pilling Park Road, Norwich

Norwich



Minors & Brady

30 Pilling Park Road

Norwich, Norwich

Positioned within a well-established residential pocket to the south east of Norwich city centre, this three-bedroom home presents a layout that feels assured and thoughtfully arranged from the outset. A bright front-facing lounge leads through to a recently installed kitchen, completed approximately one year ago and finished with modern fitted units, solid wood effect work surfaces, tiled splashbacks and integrated cooking appliances, supported by a ground-floor bathroom fitted with a panelled bath with a shower over and full-height tiling. Upstairs, three well-proportioned bedrooms provide flexible accommodation suited to a range of lifestyles. The property is further enhanced by a large, low-maintenance rear garden with paved seating areas and gated access to the front, solar panels, all within easy reach of everyday amenities and key transport connections.

Location

Pilling Park Road sits within a well-established residential pocket to the south east of Norwich city centre, offering straightforward access to everyday amenities and key transport links. Norwich railway station, Riverside retail and leisure complex, and the city centre are all within easy reach, making the location practical for commuters and those who enjoy city living. Local shops, green spaces, and regular bus routes further support a setting that feels connected while remaining comfortably residential. Well-regarded schools and healthcare services are also conveniently positioned nearby, adding to the area's day-to-day appeal. Road links provide efficient routes out of the city, while nearby riverside walks offer a pleasant outdoor option close to home.



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Approached from the front, the property is entered into a welcoming entrance area that leads directly through to the main living space and sets a clear sense of flow through the home.

The lounge is positioned at the front and offers a bright, well-proportioned reception room with a wide front-facing window drawing in plenty of natural light. Finished with neutral décor and wood effect flooring underfoot, the space allows comfortable placement of seating and media furniture, with wall-mounted points already in place, creating a practical and easy-to-furnish living area.

From here, the layout continues through to the kitchen, which was newly installed approximately one year ago and is arranged to the rear with modern units fitted along two sides. Solid wood effect work surfaces provide generous preparation space, complemented by tiled splashbacks laid in a classic brick pattern. Integrated appliances include a built-in oven with hob and extractor above, while tiled flooring adds durability and continuity. A rear-facing window brings in additional light, and there is space for a small dining table, making this a functional everyday kitchen.

The ground-floor bathroom is accessed from the rear and is finished with tiled flooring and full-height wall tiling. It is fitted with a panelled bath with a shower over, a WC and a vanity unit with an inset basin, creating a well-arranged and practical space, with a rear window providing natural light and ventilation.



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Stairs rise to the first floor, where three bedrooms are arranged off the landing. The main bedroom sits to the front and is a comfortable double room finished with fitted carpet and a large window. The remaining two bedrooms are positioned to the rear and offer flexible space for family use, guests or home working, both finished with fitted carpet and enjoying natural light.

Additionally, the property benefits from solar panels and double glazing throughout, supporting improved energy efficiency and year-round comfort.

Outside, the property benefits from a large enclosed rear garden designed for low-maintenance use, with a central lawn and paved areas providing excellent space for seating and everyday use. The garden is fully enclosed and includes a gate providing access through to the front. To the front, there is a neatly arranged garden set behind fencing and laid for ease of maintenance, with on-road parking available nearby for residents and visitors.

Agents notes

Sold freehold

Connected to all main services

Gas Central Heating

Council Tax Band- A

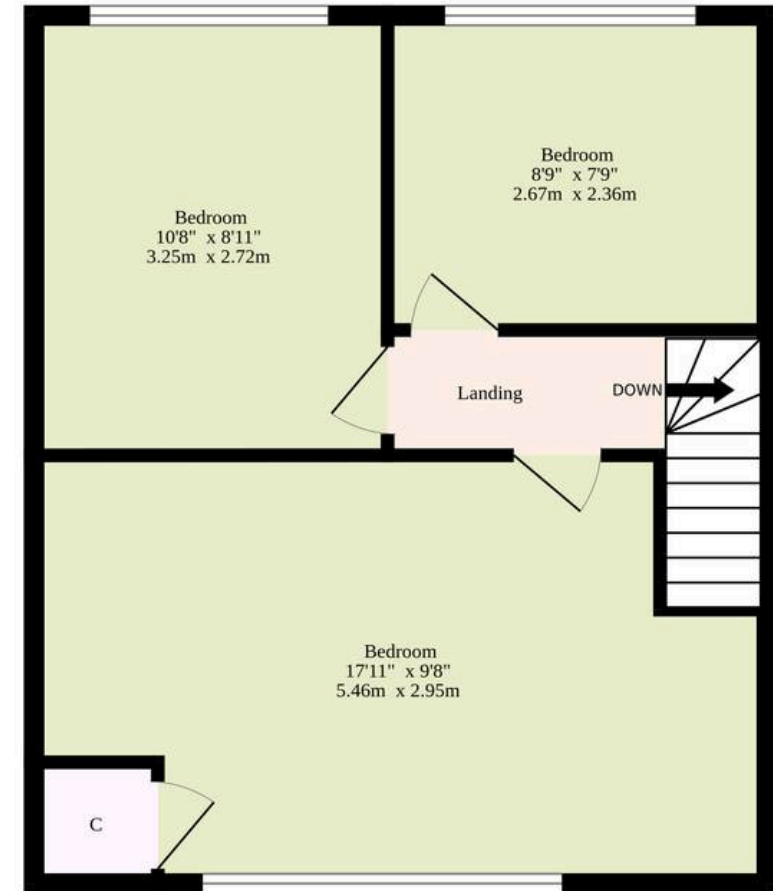


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Ground Floor
373 sq.ft. (34.7 sq.m.) approx.



1st Floor
369 sq.ft. (34.3 sq.m.) approx.



TOTAL FLOOR AREA : 742 sq.ft. (68.9 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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