

FREEHOLD



House - Semi-Detached (EPC Rating: D)

4 ALDRYCHE ROAD NORWICH NR1 4LE

£250,000

FEATURES

- No Onward Chain
- Two-Bedrooms
- Excellent Entertaining Space
- Private rear garden
- Perfect for Professional Couples
- Semi-Detached Home
- Utility Area
- Traditional Character
- Garage
- Residential Location in NR1



Ben Allman
Estate & Letting Agents

2 Bedroom House - Semi-Detached located in Norwich

Sold with no onward chain! An exciting opportunity to acquire a charming two-bedroom semi-detached home, ideally positioned within a quiet cul-de-sac on Aldryche Road. Offering generous accommodation, attractive living spaces, two double bedrooms and a substantial rear garden, this is a home that combines character, space and convenience in a well-connected Norwich location.

The ground floor is centred around an impressive open-plan sitting and dining room, creating a wonderfully versatile space for both everyday living and entertaining. Large windows allow plenty of natural light to flow through, while the generous proportions provide flexibility for distinct living and dining areas.

The galley-style kitchen is well appointed with fitted units, timber-effect work surfaces and attractive tiled detailing. A useful pantry-style cupboard provides additional storage, while the kitchen leads through to a utility area and convenient downstairs cloakroom.

Upstairs are two spacious double bedrooms. The primary bedroom is particularly generous and benefits from built-in wardrobes, providing excellent storage, while the second bedroom enjoys pleasant views towards the garden. Completing the first floor is a well-sized family bathroom with a full-size bath and contemporary fittings.

Outside, the property benefits from a substantial rear garden with a good-sized lawn, established planting and areas ideal for outdoor dining and entertaining. A garage provides valuable additional storage and parking facilities.

The location is a real highlight, with a library, local shops, cafés and a supermarket all less than a five-minute walk away. Norwich city centre is just a short bus journey, while Norwich Railway Station is also within easy walking and cycling distance, making this an excellent choice for commuters and those wanting easy access to the city.

ENTRANCE HALL

A welcoming entrance hall provides access to the principal living accommodation and stairs rising to the first floor.

SITTING ROOM

12'6" x 12'0"

A welcoming and characterful sitting room provides a comfortable setting for relaxing and unwinding. Beautiful luxury vinyl flooring complements the period character, while the charming gas fireplace creates an attractive focal point and adds warmth and ambience to the room. A large window allows plenty of natural light to fill the space.

DINING ROOM

12'6" x 9'0"

Adjoining the sitting room, the generous dining room provides an elegant space for both everyday meals and entertaining. The room is well proportioned to accommodate a substantial dining table and chairs, with luxury vinyl flooring continuing through from the sitting room to create a cohesive feel. The open connection between the two reception rooms allows them to work beautifully together while maintaining a clear distinction between living and dining areas.

KITCHEN

12'0" x 6'5"

The stylish galley-style kitchen has been thoughtfully designed to maximise both storage and functionality. A range of contemporary cabinetry is complemented by warm timber-effect work surfaces and attractive metro-style tiling, creating a sophisticated yet homely finish. Integrated appliances are neatly incorporated, while a useful pantry cupboard provides additional storage. The kitchen also gives access towards the utility area and rear garden.

UTILITY/CLOAKROOM

A particularly practical addition, the utility area provides valuable space for laundry and

household appliances, keeping everyday essentials discreetly tucked away from the main living accommodation. A convenient downstairs cloakroom completes the ground floor.

FIRST FLOOR LANDING

The first-floor landing provides access to both bedrooms and the family bathroom, with the stairs rising from the ground floor.

PRIMARY BEDROOM

12'7" x 12'0"

A generous primary bedroom enjoying excellent proportions and a pleasant outlook. There is ample space for a substantial double bed alongside freestanding bedroom furniture, with the added benefit of built-in wardrobes providing excellent storage. The neutral décor provides a calm and versatile backdrop.

BEDROOM TWO

12'0" x 9'0"

The second bedroom is another well-proportioned double room, offering flexibility for use as a guest bedroom, home office or dressing room if desired. A large window provides plenty of natural light and a pleasant outlook towards the surrounding area.

BATHROOM

The spacious family bathroom is beautifully presented with a full-size bath, wash hand basin and WC. A striking green tiled feature wall adds character and depth, complemented by warm timber-effect flooring and a bright, contemporary finish.





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OUTSIDE

The property benefits from a generous rear garden, predominantly laid to lawn and complemented by established planting and mature greenery. Offering a good degree of privacy, the garden provides an excellent outdoor space for relaxing, entertaining and enjoying the warmer months, with a paved area providing space for outdoor seating and dining.

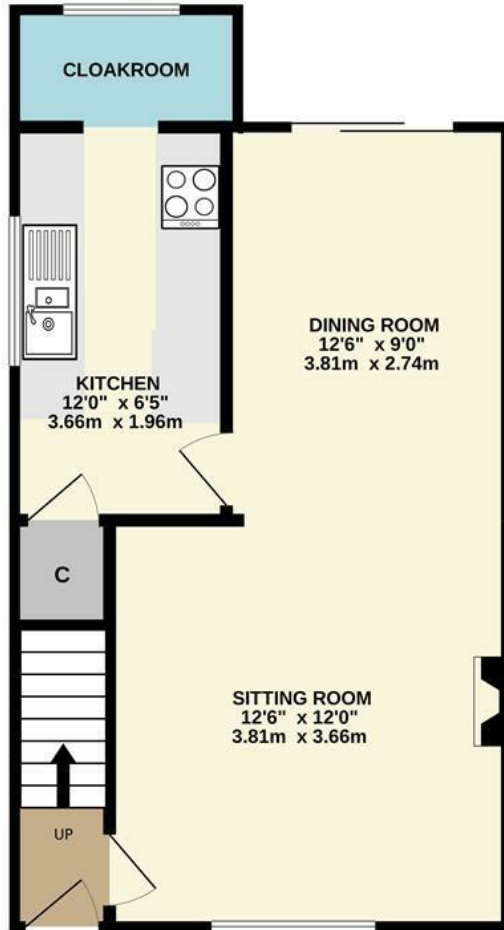
A garage further enhances the property, providing valuable secure storage and practical outside space. Together, the garden and garage offer an excellent combination of space, privacy and practicality.

LOCATION

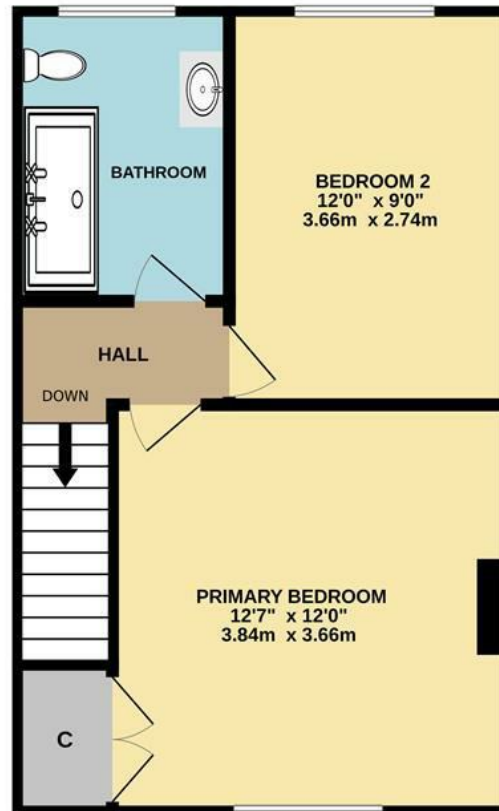
The property is conveniently located with a library, local shops, cafés and a supermarket all within less than a five-minute walk. There are regular bus services providing a very short journey into Norwich city centre, while Norwich Railway Station is also within easy walking and cycling distance, making this an ideal location for commuters and those wanting easy access to the city and its amenities.



GROUND FLOOR



1ST FLOOR



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Council Tax Band

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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.

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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