



189 Gertrude Road  
, Norwich, NR3 4SE  
£250,000



# 189 Gertrude Road, Norwich, NR3 4SE

Situated on Gertrude Road in the heart of NR3, this well-presented three-bedroom semi-detached house offers a blend of character, modern improvements and a generous south-west facing garden.

To the front of the property is a recently renovated driveway providing off-road parking for two vehicles. The entrance hall gives access to the first floor and leads into the spacious living room, featuring a wood-burning stove and useful downstairs storage cupboard.

The kitchen has been fitted with a range of modern wall and base units, tiled flooring, integrated dishwasher, Rangemaster oven with gas hob, sink and drainer, and space for a fridge freezer and small dining table. Doors open into the conservatory, which provides plumbing for a washing machine and enjoys views over the rear garden.

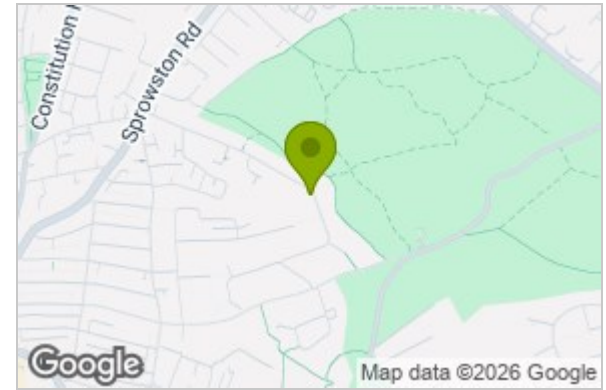
Upstairs, the landing has a loft hatch and access to all rooms. There are two double bedrooms, with the front bedroom benefitting from a built-in cupboard housing the gas combi boiler, replaced approximately eight years ago and serviced annually. The third bedroom is a single room overlooking the rear garden. The shower room was fully renovated two years ago and comprises a mains-fed walk-in shower, wash basin, WC, tiled flooring and tiled splashbacks.

Outside, the south-west facing rear garden extends to approximately 90ft and has been extensively improved, featuring a large newly laid decking area, lawn, replacement fencing and a garden shed.

Further improvements throughout the property include new flooring, replacement internal doors, replastered hallway, landing and bedrooms, a new banister, new wooden facias, replacement guttering to the conservatory and new skirting boards within the conservatory.

The property is ideally located within easy walking distance of Norwich city centre and benefits from a bus stop nearby, access to Mousehold Heath, well-regarded schools and a wide range of local shops, pubs and cafés that make NR3 such a popular place to live.

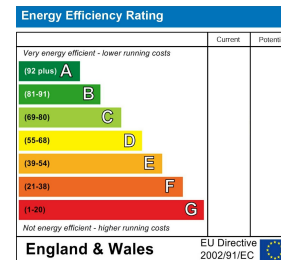
## Area Map



## Floor Plan



## Energy Efficiency Graph



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