



**STOBART
& HURRELL**

WE BRING PEOPLE AND PROPERTY TOGETHER ACROSS NORFOLK



Rosebery Road, Norwich, Norfolk, NR3 3AB

Located in the very popular NR3 postcode of Norwich, this three-to-four-bedroom mid terraced property is ideal for a young family, professionals or investors who are looking to be on the outskirts of the city centre yet still within walking distance of open spaces.

The property is partially screened behind a traditional low brick and railed wall and is approached through a gate over an ornate period pathway bordering a low maintenance front garden. To the rear of property there is a lawn garden with an inset circular sun terrace, ideal for socialising with friends and family.

Well-presented throughout, the property enters into a bright and welcoming hallway with a separate internal door leading to a contemporary sitting room with a bay window and feature fireplace. A further door from the hallway leads into a sociable dining room with double doors opening to a galley styled kitchen and a family bathroom. To the first floor, doors off the landing lead to a family bathroom and three bedrooms, one with a bay window. Stairs from the landing rise to an open loft room with eave storage, ideal as an office or hobby room.

Situated on the fringe of a city replete with services, amenities and historical attraction, the property further benefits from easy access to both the Sewell and Waterloo Parks, nearby schooling and around a mile to the meandering River Wensum and the entrance to the city centre, train station and the Riverside Retail Park.



Terraced



House



Older



2 Bathrooms



2 Receptions



3 Bedrooms



Tax Band B

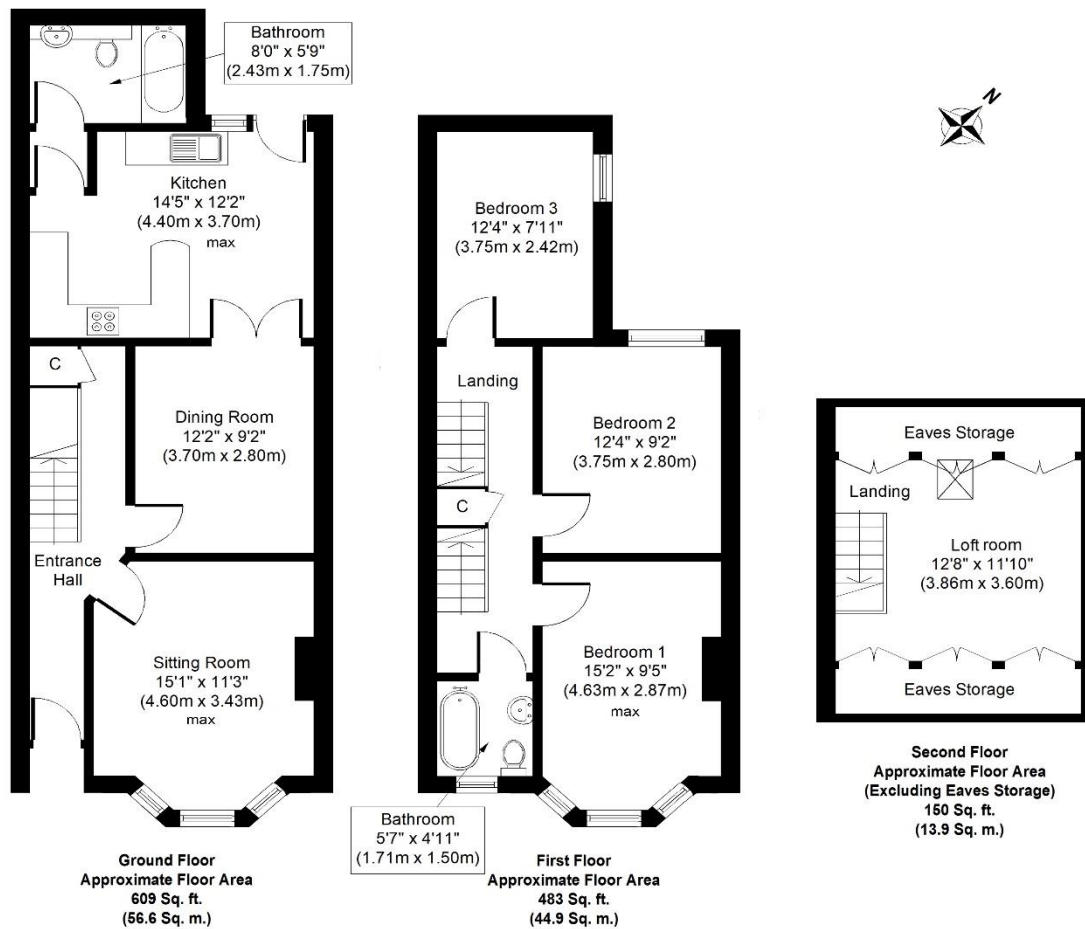


Street
Parking



No
Garage





Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. 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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