



35 Rosary Road, Norwich

Guide Price £270,000 - £290,000

35 Rosary Road

Norwich, Norwich

Guide Price £275,000-£295,000. This updated mid-terraced home, just minutes from Norwich Train Station, features a bright hallway, dining room, cosy lounge, modern kitchen, and two spacious bedrooms on the first floor. A loft room, converted in 2021, offers flexible space. Key updates include a new boiler (2020), a Jotul log burner (2024), new flooring, and updated electrics (2022). The flat roof was replaced in 2024, and the garden provides a private retreat. Ideally located near city centre amenities and transport links.

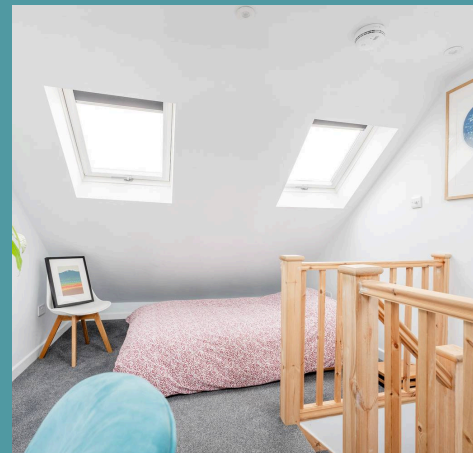
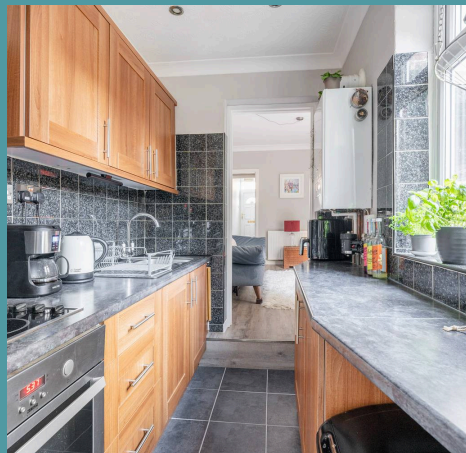
Location

Rosary Road is a sought-after residential location in Norwich, offering a perfect balance of peaceful living and city convenience. Situated just a short distance from the vibrant city centre, residents can easily access a wide range of amenities, including shops, cafes, and restaurants.

The nearby Riverside complex provides additional leisure and retail options, while excellent transport links, including train and bus routes, ensure easy connectivity to both local and national destinations. With nearby parks and the River Wensum offering scenic walks, Rosary Road is ideal for those looking for a well-connected, tranquil setting within reach of all that Norwich has to offer.

Agents Note

We understand the property will be sold freehold, connected to all mains services with gas central heating.





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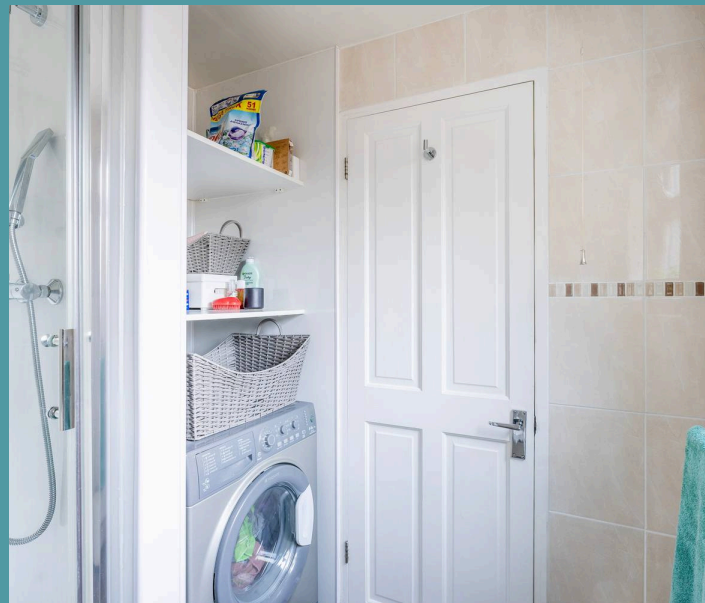
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Upon entering, you are greeted by a welcoming hallway that leads you through the ground-floor spaces. To your left, you'll find the spacious dining room, offering a perfect setting for family meals or entertaining guests. Adjacent to the dining room, the bright lounge provides a comfortable space for relaxing, with abundant natural light flooding the room. At the rear of the home, the modern kitchen offers both functionality and style.

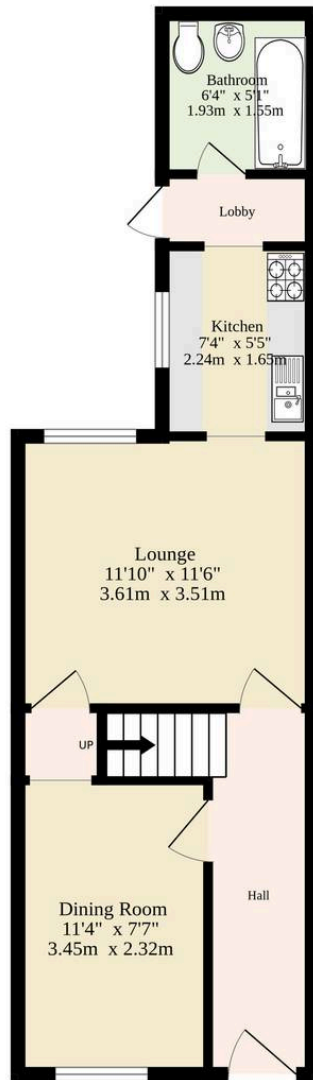
Upstairs, the first floor features three generously sized bedrooms, each offering a peaceful retreat with ample space for furniture. The thoughtful design continues with a beautifully converted loft room, completed in 2021. This versatile space is ideal for a home office, studio, or playroom, providing additional living space that enhances the overall functionality of the home. Outside, the garden provides a perfect space for relaxing or entertaining. The space is well-maintained and offers plenty of room for outdoor activities, with the added benefit of privacy from the fully grown summertime shrubs and foliage.

This home has been carefully updated with a focus on comfort and efficiency. A new boiler was installed in 2020, ensuring warmth during the colder months, while a Jotul log burner was fitted in 2024 with a 25-year guarantee. New flooring throughout gives the property a fresh, modern feel. The mains electrics were updated in 2022, providing a safe and reliable electrical system. Additionally, the flat roof was replaced in 2024, offering peace of mind for the new owners.

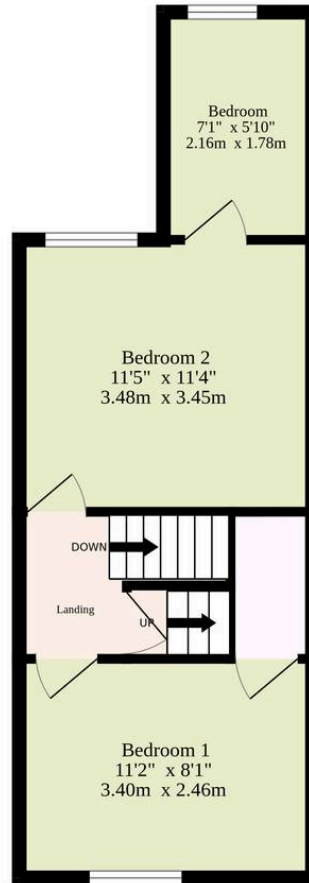
- Private garden, full of foliage and shrubbery enclosing the area with sights and scents
- Loft conversion in 2021, allowing for extra room
- Flat roof replaced in 2024



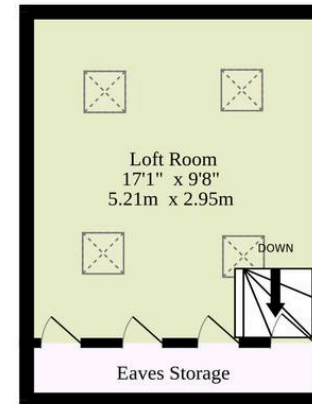
Ground Floor
359 sq.ft. (33.4 sq.m.) approx.



1st Floor
274 sq.ft. (25.5 sq.m.) approx.



2nd Floor
168 sq.ft. (15.6 sq.m.) approx.



TOTAL FLOOR AREA : 801 sq.ft. (74.4 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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