



## 10 Rosslare, Norwich

In Excess of £600,000

# 10 Rosslare

Norwich, Norwich

At the end of a quiet cul-de-sac in the desirable Eaton area, just off Sunningdale, this remarkable detached home offers a secluded setting and over 3,000 sqft of internal living space. Situated on a generous south-facing plot of approximately 0.16 acres, this expansive property is a hidden gem, offering both exceptional dimensions and enormous potential. A heated swimming pool anchors the rear garden, providing an idyllic place to relax or entertain in privacy. With no onward chain, the home is ready for its next chapter—offering the perfect opportunity for you to update, refresh, and truly make this space your own.

## The Location

Rosslare is a peaceful, street in the highly sought-after NR4 postcode, offering a discreet location at the boundary of the local golf club. This charming neighbourhood combines historic and modern homes, creating an inviting atmosphere that feels both private and connected. The surrounding countryside provides a scenic backdrop, enhancing the environment while still being close to all essential amenities. Local shops, schools, and parks are just a stone's throw away, ensuring convenience for everyday living.

For those who enjoy outdoor activities, Eaton Park, one of Norwich's largest and most popular parks, is just a short distance away, offering ample recreational opportunities. Additionally, Rosslare enjoys excellent transport links, with regular bus services to Norwich city centre, as well as easy access to major roads, making it simple to travel further afield.





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Inside, the home impresses with its abundance of reception rooms, each flowing seamlessly into the next, offering a variety of options to suit any lifestyle. The spacious kitchen/breakfast room is a standout feature, equipped with integrated Neff appliances and complemented by an adjoining utility area for added convenience. The generously sized lounge offers ample room for relaxing and is joined by a dining area, perfect for hosting dinner parties or family gatherings.

From the sitting room, French doors open into the conservatory, ensuring that the entire ground floor connects effortlessly to the outside garden. The flexible nature of the layout is evident with a fifth bedroom or study on the ground floor, providing further versatility. With a ground floor WC, a first-floor shower room, and an en-suite to the master, this home offers practical solutions for a busy household.

The property's exterior is just as impressive, with a wide driveway providing off-road parking for multiple vehicles. The large double garage with an electric door adds to the appeal, while behind it, a spacious games room or versatile area awaits your personal touch—ideal for a home office, gym, or recreational space.





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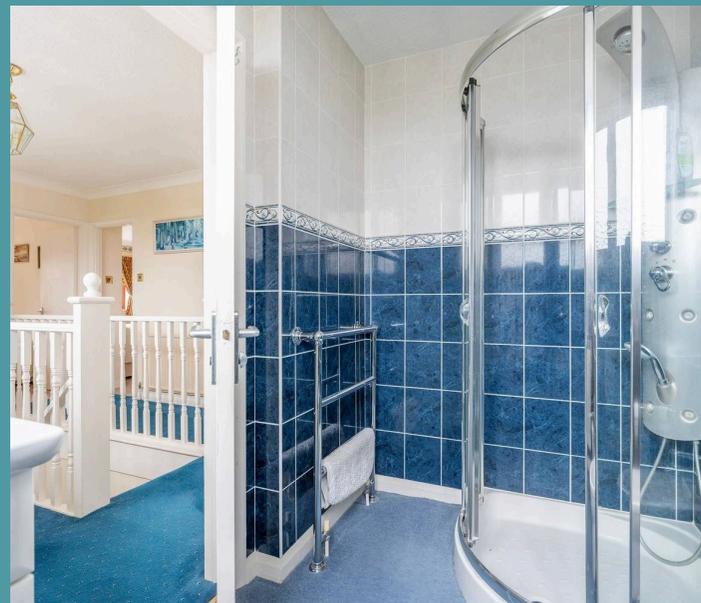
The rear garden is a private setting with well-maintained areas of lawn and a combination of patio spaces, mature hedging, and brick walls that ensure both privacy and style. The heated swimming pool takes centre stage, surrounded by a smart opaque enclosure that offers the best of both worlds—views of the outdoor space while enjoying the pool area's year-round comfort. The pool also benefits from a refurbished cover and discreet filter system, conveniently located near the utility room.

This home offers a surprising amount of space both inside and out, deceptively large from its external appearance. The expansive layout throughout provides the perfect foundation to create the home you've always dreamed of, with endless possibilities for personalisation.

**Agents Note**

Sold Freehold

Connected to all mains services



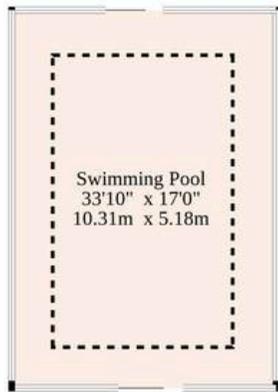


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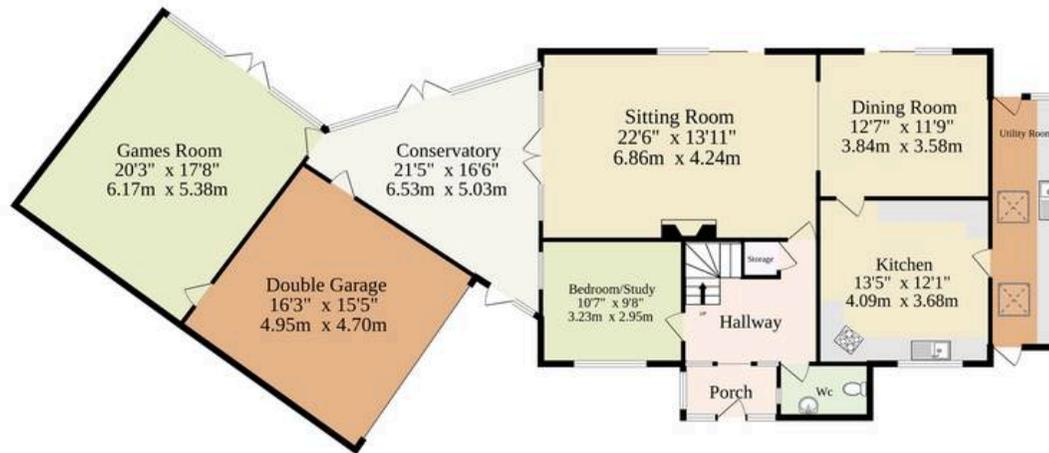
Norwich

- South-facing plot of approximately 0.16 acres, providing an abundance of outdoor space and natural light
- Heated swimming pool with an opaque enclosure, allowing year-round use and views of the surrounding garden
- Kitchen/breakfast room equipped with integrated Neff appliances, complemented by an adjoining utility room
- A variety of spacious reception rooms that flow effortlessly into one another
- Ground floor fifth bedroom or study offering additional space
- Large double garage with an electric door, providing secure parking and additional storage space
- A spacious games room or adaptable area located behind the garage, ideal for a home office, gym, or recreation
- Rear garden designed for privacy, with well-maintained lawns, patio areas, mature hedging, and brick walls that enhance the setting
- Close proximity to Eaton Park, local shops, schools, and parks, with excellent transport links to Norwich city centre

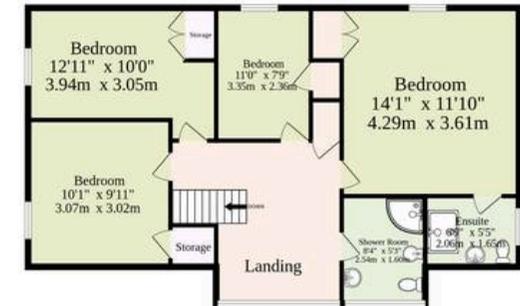
Swimming Pool  
576 sq.ft. (53.5 sq.m.) approx.



Ground Floor  
1975 sq.ft. (183.5 sq.m.) approx.



1st Floor  
635 sq.ft. (58.8 sq.m.) approx.



**Including Garage And Swimming Pool**

**TOTAL FLOOR AREA : 3186 sq.ft. (296.0 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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