



66 Roe Drive, Norwich
Norwich



Minors & Brady

66 Roe Drive

Norwich

Positioned at the end of a peaceful estate, this semi-detached home offers a calm setting and practical design, making it an excellent choice for first-time buyers or investors. Inside, you'll find a welcoming entrance hall with WC, a functional kitchen with ample storage, and a spacious sitting/dining room that opens to the garden through French doors. Upstairs, two well-proportioned double bedrooms and a modern bathroom complete the layout. The private garden is perfect for outdoor enjoyment with its patio, lawn, decked terrace, and storage shed, while a driveway provides convenient off-road parking. A home that combines comfort, space, and a desirable location.



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66 Roe Drive

Norwich

- Semi-detached residence situated at the end of the estate, promising a quiet setting
- West of Norwich city centre, offering a wide range of amenities, including shops, schools for all ages, healthcare facilities and transport links
- Perfect choice for first time buyers or investors!
- Kitchen equipped with wall and base cabinetry, a freestanding oven, under-counter areas for appliances and space for a fridge/freezer
- Spacious sitting/dining room with French doors, inviting relaxation and entertaining
- Two double bedrooms offering comfort and privacy
- Bathroom comprising of a modern three-piece suite
- A private, well-maintained garden featuring a patio, a laid to lawn, planted beds, a decked terrace and a timber storage shed
- A driveway providing off-road parking for one vehicle



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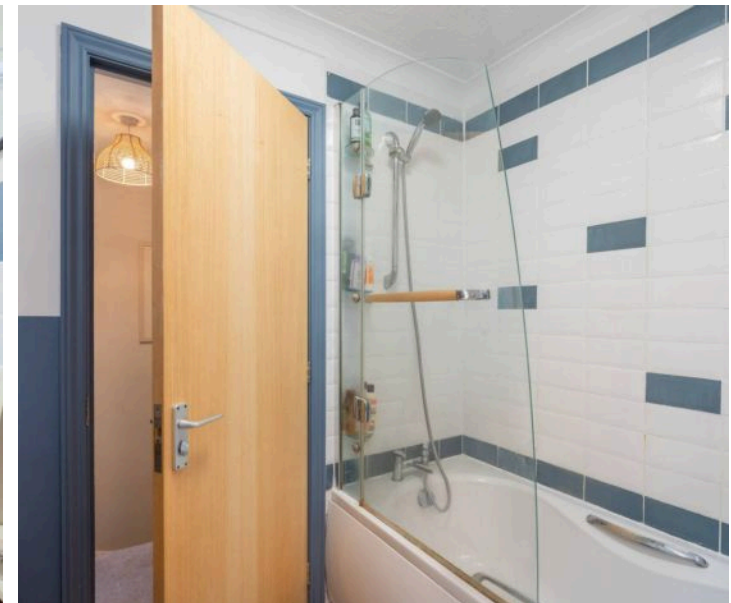
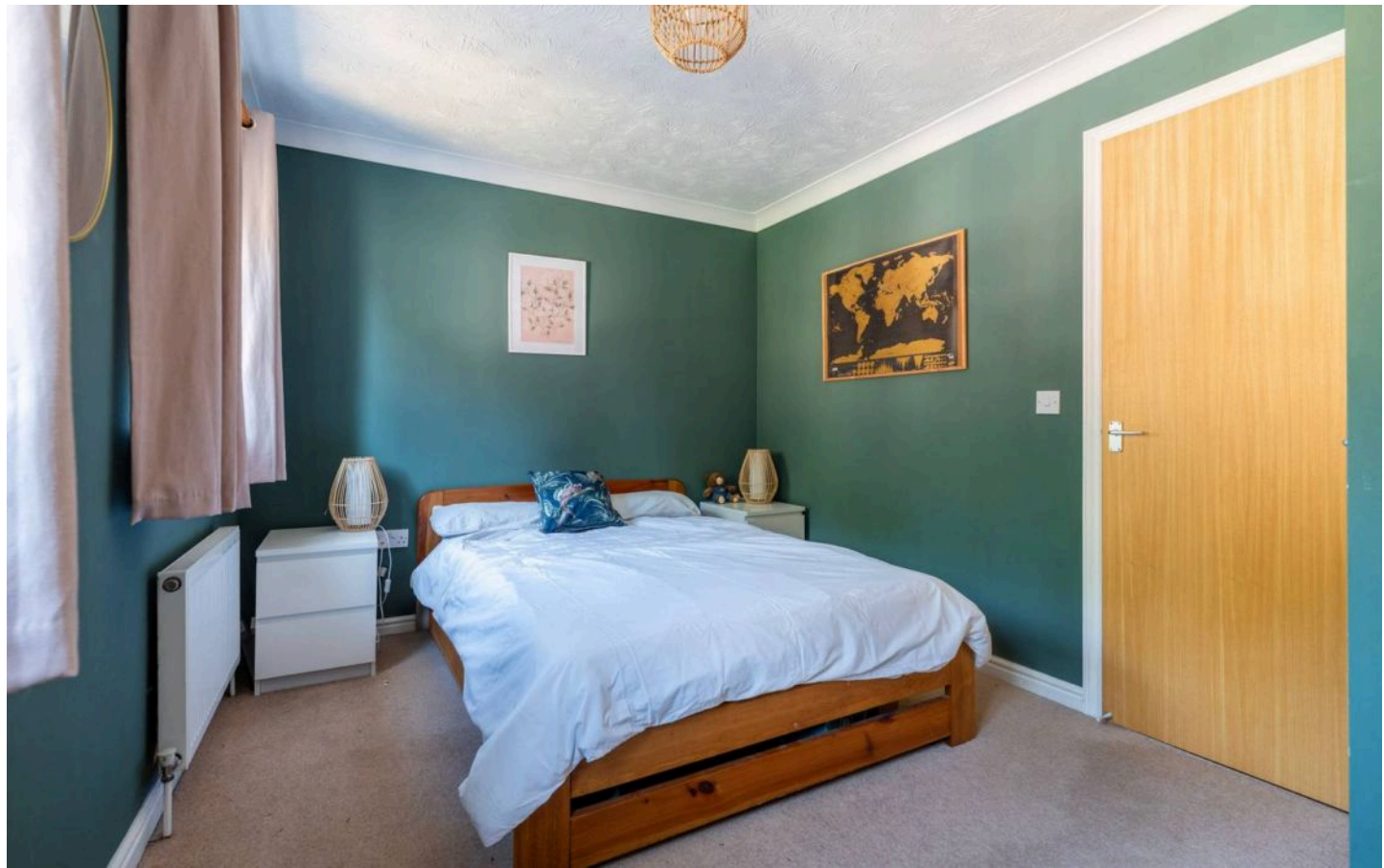
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Location

Roe Drive is set within a peaceful residential area west of Norwich city centre, offering a convenient blend of local amenities and strong transport links. Day-to-day needs are well catered for with nearby convenience stores and supermarkets, while the Bowthorpe Shopping Centre provides a wider range of shops and services, including a post office and pharmacy. A variety of local pubs, cafés, and takeaways can also be found within a short distance, and the vibrant Norwich city centre—with its popular Chantry Place shopping mall, independent stores in the Norwich Lanes, and a wide selection of restaurants and entertainment venues—is just a few minutes away by bus or car.

Families will appreciate several highly regarded schools within easy reach, such as West Earlham Infant and Junior Schools and City Academy Norwich, along with the nearby University of East Anglia, which also offers cultural and sporting facilities. Healthcare provision is excellent, with local GP surgeries, dental practices, and the Norfolk and Norwich University Hospital approximately 10 minutes' drive. Transport links are strong, with frequent bus services into the city centre, easy access to Norwich Railway Station for direct trains to London and Cambridge, and the A47 ring road close by for convenient road travel across Norfolk and beyond.



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Step inside to a warm and welcoming entrance hall, thoughtfully designed to create an inviting first impression, complemented by a handy WC for everyday practicality. The kitchen, fitted with a range of wall and base cabinets, offers both style and function, featuring a freestanding oven, under-counter spaces for appliances, and room for a fridge/freezer.

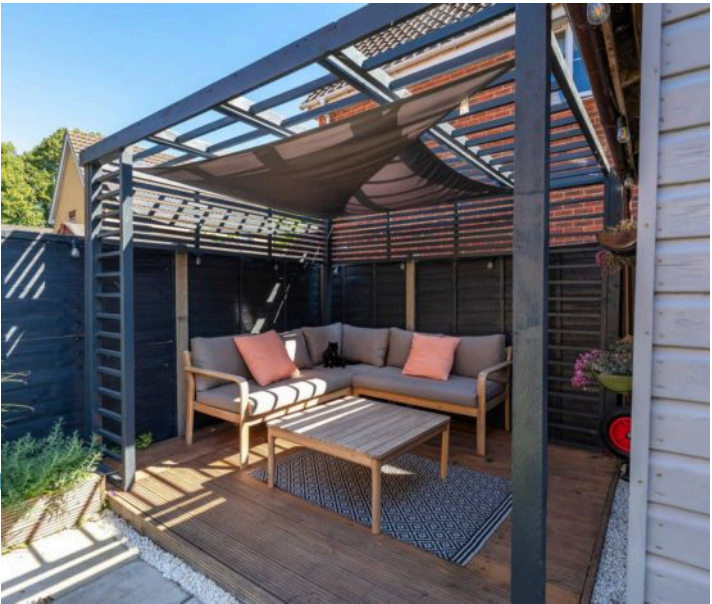
At the heart of the home lies the spacious sitting/dining room, an open and versatile space that naturally lends itself to relaxation and entertaining. French doors flood the room with natural light and open out to the garden, seamlessly connecting indoor and outdoor living.

Upstairs, you'll find two double bedrooms, each offering comfort and privacy. The bathroom is finished with a modern three-piece suite, including a bathtub, a hand basin and a toilet.

The outdoor area is a true highlight, designed for both leisure and low-maintenance living. Enjoy a private, well-kept garden complete with a patio for alfresco dining, a laid to lawn for children or pets to play, planted beds adding a touch of greenery, and a stylish decked terrace with a pergola above, ideal for evening gatherings. A practical timber storage shed and a driveway offering off-road parking for one vehicle complete this delightful property.

Agents note

Freehold

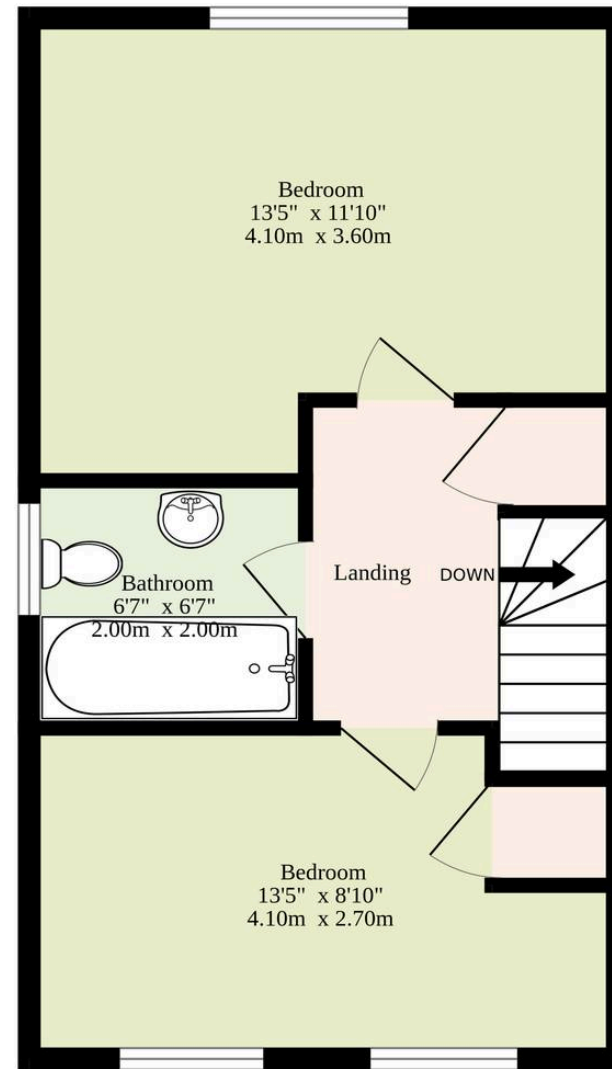


| Energy Efficiency Rating | | |
|---|-----------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | 89 |
| (81-91) B | | |
| (69-80) C | 76 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | | |
| | | EU Directive 2002/91/EC |

Ground Floor
342 sq.ft. (31.8 sq.m.) approx.



1st Floor
348 sq.ft. (32.3 sq.m.) approx.



TOTAL FLOOR AREA : 690 sq.ft. (64.1 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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Meet *Rosie*
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Meet *Tristan*
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