



16 Duff Road, Norwich

Norwich



Minors & Brady

16 Duff Road

Norwich

Perched quietly in one of Norwich's most established neighbourhoods, this three-bedroom home on Duff Road offers a rare combination of space, light, and convenience. Set on an elevated plot, the property enjoys pleasant views, excellent sunlight, and a sense of privacy that's unusual so close to the city. Inside, a bright and welcoming layout flows from the entrance hall through to a large sitting room with an opening into the dining area, perfect for relaxed living or entertaining. The kitchen is well-proportioned, while upstairs, three generous bedrooms and a separate bathroom and WC provide comfort and practicality for family life. Outside, a substantial garden area and off-road parking add to the appeal, with scope to extend the property further (STPP). Though in need of some modernisation, the flooring and fresh interior paint ensure it's immediately livable and ready for personal touches.

- Three generously sized bedrooms with plenty of natural light
- Spacious sitting room opening into a defined dining area for sociable yet practical living
- Well-proportioned kitchen with potential for modernisation
- Two-piece bathroom suite plus separate WC for added convenience
- **Agents Note**

Sold Freehold

Connected to all mains services.

Photo Staging Disclaimer: *Please note that some images of the property may have been digitally staged or enhanced for illustrative purposes.*

Furniture, décor, and accessories shown may hide the presentation of the homes condition.



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The Location

Duff Road, Norwich, is located in a well-established and highly regarded residential area that perfectly balances peaceful living with convenient access to the city's amenities. Tucked away in a quiet, secluded corner, the property enjoys an added sense of privacy while still being ideally placed for easy access into the heart of Norwich.

This desirable location benefits from excellent transport links, with reliable bus routes and train connections nearby, making travel around the city or commuting further afield both simple and efficient. Families will appreciate the good selection of local schools, all within easy reach, along with parks and green spaces that offer opportunities for outdoor recreation and relaxation.

A particular highlight of the area is its close proximity to Waterloo Park, one of Norwich's most beautiful and historic parks. With its expansive lawns, tennis courts, and community café, it provides the perfect spot for leisurely walks, picnics, and family outings just moments from your doorstep.

In addition, local shops, cafes, and supermarkets are all within walking distance, ensuring everyday essentials and conveniences are easily accessible. The community feel, coupled with its practical location and abundance of nearby amenities, makes Duff Road an ideal setting for families, professionals, or anyone seeking a comfortable and connected lifestyle in one of Norwich's most established neighbourhoods.



16 Duff Road

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Duff Road, Norwich

Set in a convenient and sought-after area of Norwich, this three-bedroom home sits proudly in an elevated position, offering both privacy and pleasant outlooks. The property benefits from off-road parking and a large garden area, perfect for outdoor entertaining, gardening enthusiasts, or future extensions (subject to planning permission).

Enjoy all-day sun and excellent natural light throughout, with a layout that feels both practical and inviting.

Upon entering, you're welcomed by a bright entrance hall leading to a well-proportioned kitchen and a spacious sitting room that opens into a clearly defined dining area — keeping the space sociable yet distinct. This flowing layout makes it ideal for modern family living or those who love to entertain.

Upstairs, the home offers three generously sized bedrooms, each filled with light and potential. The bathroom features a two-piece suite with a separate WC, providing flexibility for busy households. While the property would benefit from modernisation, the flooring is in very good condition, and a fresh interior paint has given the home a clean and welcoming feel, ready for a new owner's personal touch.

Situated in a great neighbourhood with friendly surroundings and convenient access to local amenities, this home represents a fantastic opportunity to create your dream family residence. With plenty of room to expand (STPP) and a sunny, spacious garden, it's a property full of promise and potential.

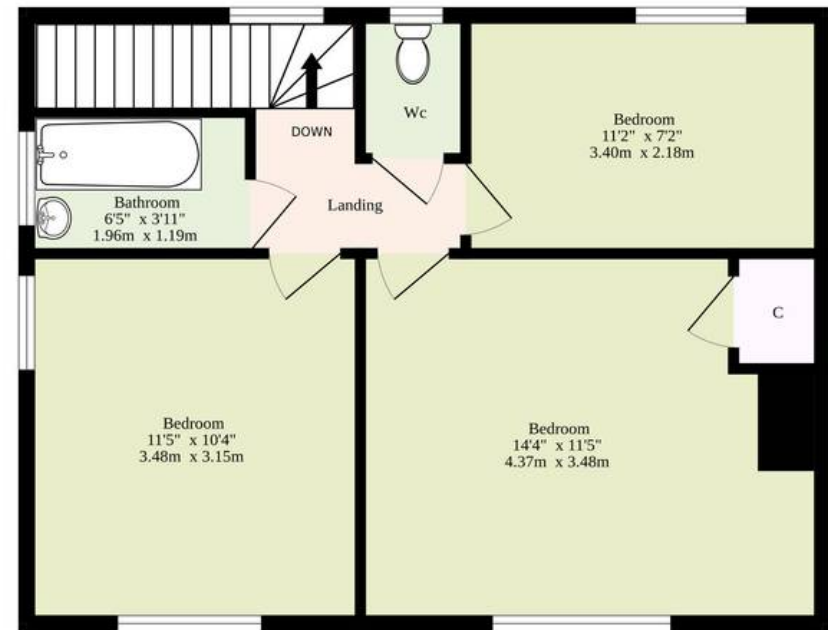


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Ground Floor
473 sq.ft. (43.9 sq.m.) approx.



1st Floor
499 sq.ft. (46.4 sq.m.) approx.



TOTAL FLOOR AREA : 972 sq.ft. (90.3 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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Dreaming of this home? Let's make it a reality



Meet *Liam*
Branch Manager



Meet *Rosie*
Senior Sales Progressor



Meet *Tristan*
Senior Property Valuer

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