



68 Russet Grove, Norwich  
Norwich



Minors & Brady

Tucked away to the west of Norwich, this well-presented two-bedroom first floor flat enjoys a highly convenient position close to both the University of East Anglia and the Norfolk & Norwich University Hospital. Set within a well-maintained residential development, the property offers well-balanced accommodation suited to a range of buyers. Beyond the entrance hall, the flat opens into a spacious lounge/diner, providing a comfortable and light-filled living space. Complementing the living area is a fitted kitchen with ample storage and space for appliances. Elsewhere, two well-proportioned bedrooms are served by a neatly appointed bathroom. Throughout, the property benefits from double glazing and gas central heating. Outside, residents have access to communal gardens along with a useful storage shed.

- First floor two-bedroom flat
- Located to the west of Norwich
- Close to the University of East Anglia
- Convenient for the Norfolk & Norwich University Hospital
- Spacious lounge/diner
- Fitted kitchen with appliance space

#### Agents Note

This property is sold leasehold with 92 years remaining.

Connected to mains water, electricity, gas and drainage.

This residential property is located within the BB controlled parking zone.

You can apply for two residents' and visitor scheme on-street parking permits (One 4 hr permit with clock & x60 one day permits; these may be used in any combination).

Ground Rent: £10 paid annually

Maintenance: £370 paid annually





# 68 Russet Grove

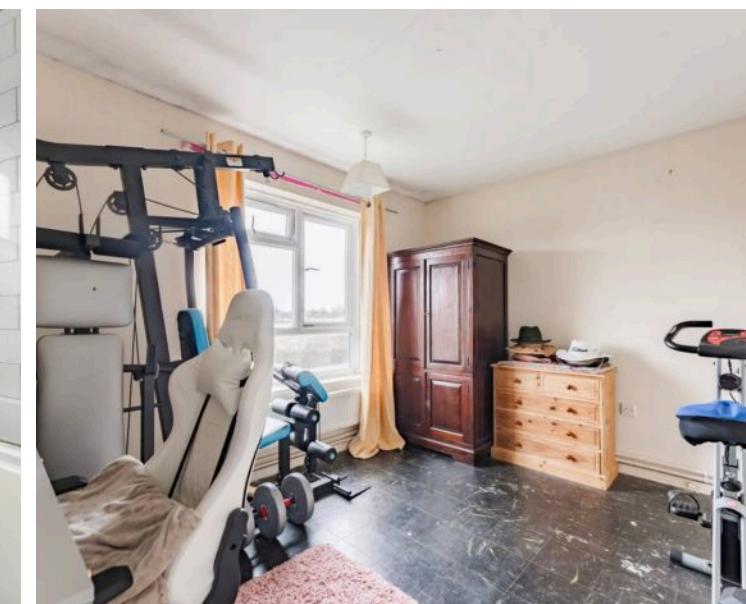
## The Location

Russet Grove, Norwich sits in a leafy, well-established residential part of the city's west side, blending quiet suburban living with easy access to urban conveniences. Within a short stroll you'll find small convenience stores, a Co-op, and independent takeaways and cafés serving the West Earlham and Bowthorpe Road community. Larger supermarkets and retail options are only a few minutes' drive away, while the city centre itself is roughly ten minutes by car or regular bus.

Families benefit from several good schools close at hand, including Henderson Green Primary Academy, West Earlham Infant and Junior Schools, and City Academy Norwich, all within comfortable walking or cycling distance. For higher education, the University of East Anglia (UEA) is just a short journey south, making the area popular with staff and students alike. Healthcare is well covered too, with local GP surgeries, dental practices, and the Norfolk and Norwich University Hospital less than ten minutes away by road.

Public transport links are excellent: frequent bus services run along Bowthorpe Road and Earlham Road, connecting to the city centre, UEA, and the hospital, while Norwich Train Station is easily reached for commuters heading to London or the coast. Walking and cycling are both practical, thanks to safe paths and traffic-calmed streets.

Lifestyle-wise, Russet Grove offers a comfortable balance between city convenience and neighbourly calm. Green spaces like Earlham Park and Heigham Park are nearby for weekend strolls or picnics, and there's a genuine sense of community, helped by local pubs, schools, and the nearby community hub. It's an area that suits families, professionals, and students equally well: settled, practical, and only a short hop from everything Norwich has to offer.



# 68 Russet Grove

## Russet Grove, Norwich

This well-presented two-bedroom first floor flat is ideally located to the west of Norwich, offering convenient access to the University of East Anglia and the Norfolk & Norwich University Hospital. The property would make an excellent purchase for owner-occupiers or investors seeking a well-located home close to key amenities.

The accommodation comprises a welcoming entrance hall leading to a spacious lounge/diner, a well-proportioned kitchen, two bedrooms and a bathroom. The lounge/diner is a bright and comfortable living space, while the kitchen is fitted with a range of wall and base units with work surfaces over, along with space for essential appliances.

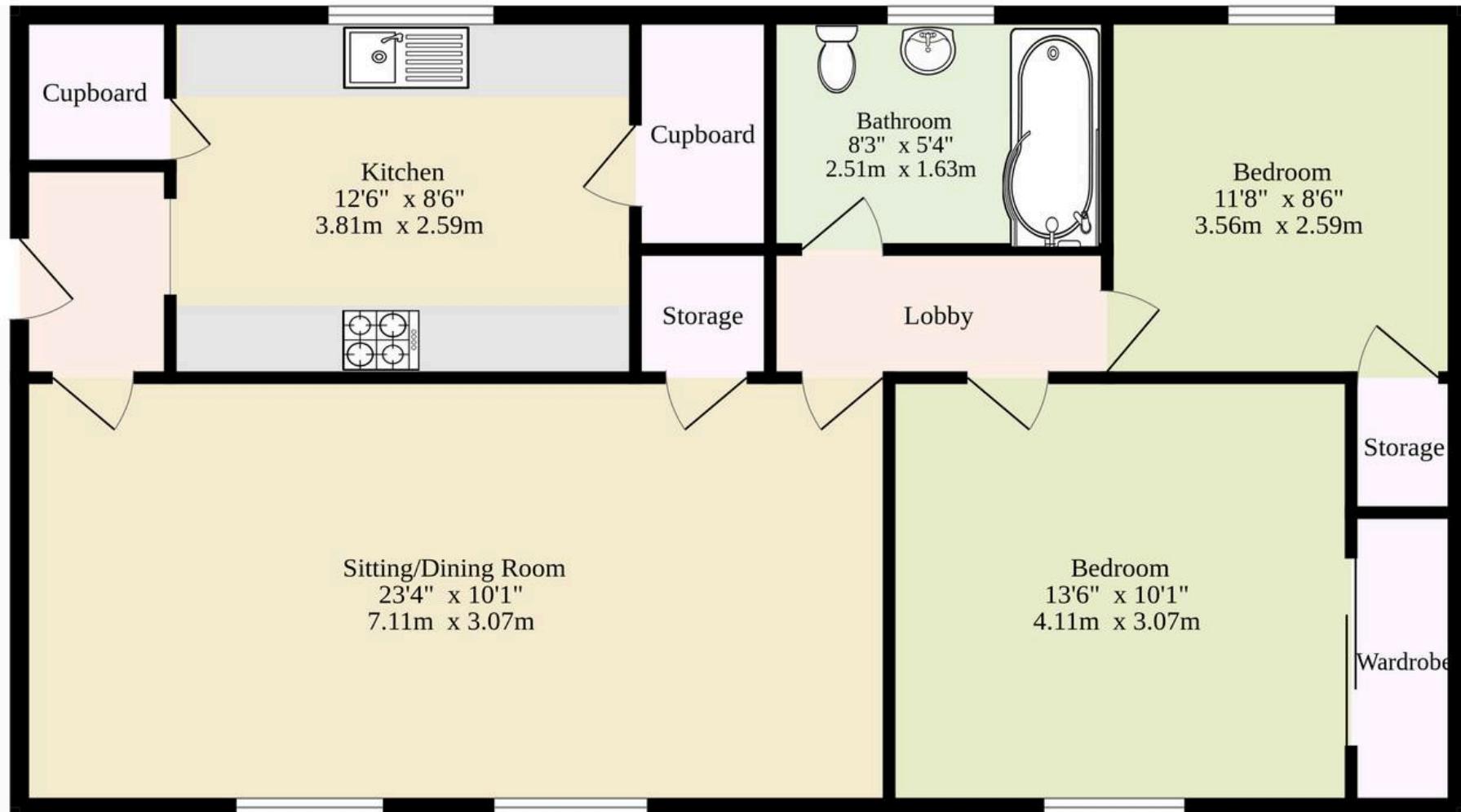
Both bedrooms are generously sized, with the main bedroom benefiting from built-in wardrobes and the second bedroom offering additional storage. The bathroom is fitted with a panelled bath with shower over, low level WC and hand wash basin, and is completed with a frosted double glazed window.

Further benefits include double glazing and gas central heating throughout. Externally, the property enjoys access to well-maintained communal gardens and a useful storage shed.

Russet Grove is well positioned close to a wide range of local amenities, including the University of East Anglia and the Norfolk & Norwich University Hospital. The area also benefits from nearby schools, shops, pubs, restaurants and supermarkets, along with excellent public transport links to and from Norwich city centre.



658 sq.ft. (61.1 sq.m.) approx.



TOTAL FLOOR AREA : 658 sq.ft. (61.1 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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