



28 Rosebery Road, Norwich

Norwich



Minors & Brady

28 Rosebery Road

Situated along a highly sought-after road where properties are rarely available for long, this charming terraced home presents a fantastic opportunity for prospective buyers. The home has been clearly cherished over the years, offering a welcoming atmosphere and thoughtful touches throughout. Its well-balanced layout provides both comfort and functionality, making it ideal for modern living. Character features blend seamlessly with practical updates, creating a space that feels both stylish and homely. The outdoor area adds further appeal, offering a pleasant setting to relax or entertain. Altogether, this is a standout property in a prime location, ready for its next owners to enjoy.

- Attractive frontage with a distinctive light blue door and open courtyard approach
- Cleverly arranged entrance area/sitting room with fitted hooks and space for shoe storage
- Rear-facing dining space with garden outlook and direct connection to the kitchen
- Functional kitchen layout with dedicated space for freestanding appliances
- Ground floor layout offering a natural flow between living and dining areas
- First floor comprising two well-proportioned bedrooms
- Bathroom accessed directly from the principal bedroom
- Fully enclosed garden with a blend of lawn and hardstanding areas
- Rear patio currently utilised for outdoor storage with a garden shed





M&B

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The Location

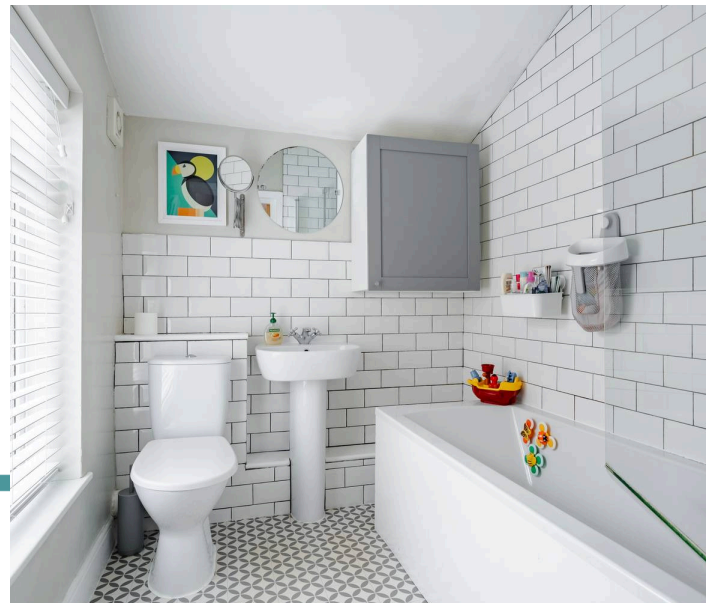
Positioned along Rosebery Road in Norwich's ever-popular NR3 district, this well-located home places you just 1.5 miles from the heart of the city, making it ideal for those who value both accessibility and community convenience.

Everyday shopping is covered with a Tesco Express within walking distance and an Aldi supermarket only a 5-minute drive away, providing a mix of quick stops and full weekly shops with ease.

Step outside and you're moments away from a fantastic trio of pubs that bring the local area to life. The award-winning Rosebery stands just a few steps from your door, a proud local gem known for its curated food menu and vibrant community feel. A short walk further brings you to The Whalebone, offering a sociable setting with plenty of character, while The Stanley completes the circuit with its warm atmosphere and friendly charm, perfect for relaxed evenings or impromptu meet-ups.

For outdoor lovers and families alike, Waterloo Park is less than half a mile away, offering an open green space with scenic walking routes, play areas and seasonal events that bring the neighbourhood together throughout the year.

Excellent bus links also run through the area, ensuring simple and regular connections into the city centre and beyond, whether for work, leisure or a weekend adventure.



28 Rosebery Road

Rosebery Road, Norwich

Positioned on the ever-popular and well-loved Rosebery Road, this delightful traditional terraced home offers character, warmth, and practical living spaces throughout.

To the front, the property is instantly appealing with its light blue front door and a small, open courtyard, an inviting introduction to the home.

Stepping inside, you are welcomed into the sitting room, a cosy and characterful space featuring ceiling roses, alcoves and a fireplace which has been neatly tiled over. The current vendors have made clever use of space, incorporating hooks and a shoe rack to keep the entrance area both tidy and functional.

The dining room sits to the rear of the property and is presented in rich tones, creating a perfect setting for entertaining. A window overlooks the garden passage and there is direct access through to the kitchen.

The kitchen offers a practical layout with grey-coloured units complemented by wooden worktops and a tiled backsplash. There is space for appliances and a door leading out to the garden.



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Upstairs, the property comprises two double bedrooms. The main bedroom, located at the rear, benefits from direct access to the bathroom, which is fitted with a three-piece suite.

The bathroom is fully tiled and finished with patterned flooring, adding a stylish touch.

Externally, the garden provides a pleasant outdoor space with a lawn, a beautiful central blossom tree, and a rear patio area currently housing a shed. There is also a useful utility cupboard for additional storage.

Overall, this is a well-presented home full of charm, ideal for those looking to enjoy a character property in a desirable location.

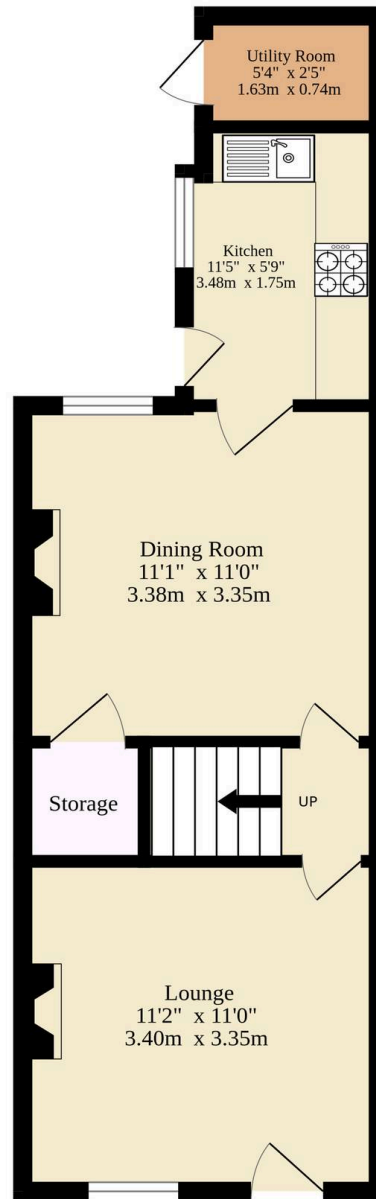
Agents Note

This property will be sold freehold.

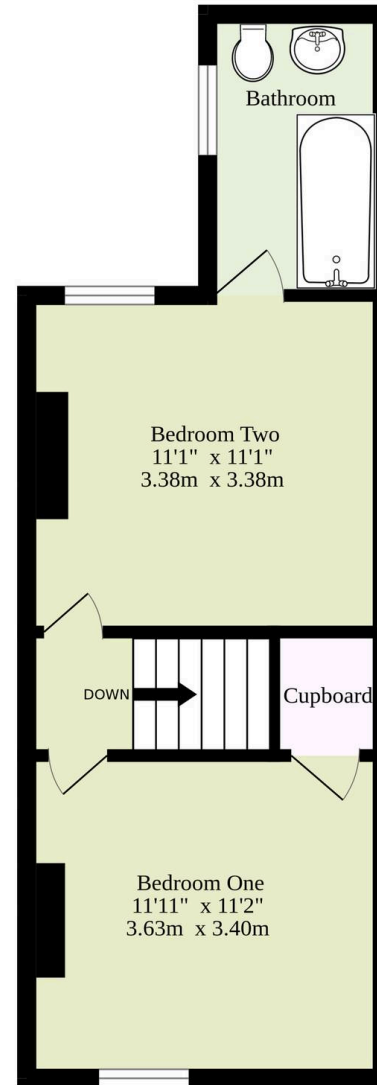
This property does not have entitlement to on or off street parking. We encourage viewers to do their own due diligence in regards to parking arrangements before offering.



Ground Floor
327 sq.ft. (30.4 sq.m.) approx.



1st Floor
295 sq.ft. (27.4 sq.m.) approx.



TOTAL FLOOR AREA : 622 sq.ft. (57.8 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 *Nagilla*
Aftersales Team Leader



Meet *Tristan*
Senior Property Lister

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