



28 Rose Valley, Norwich

Norwich

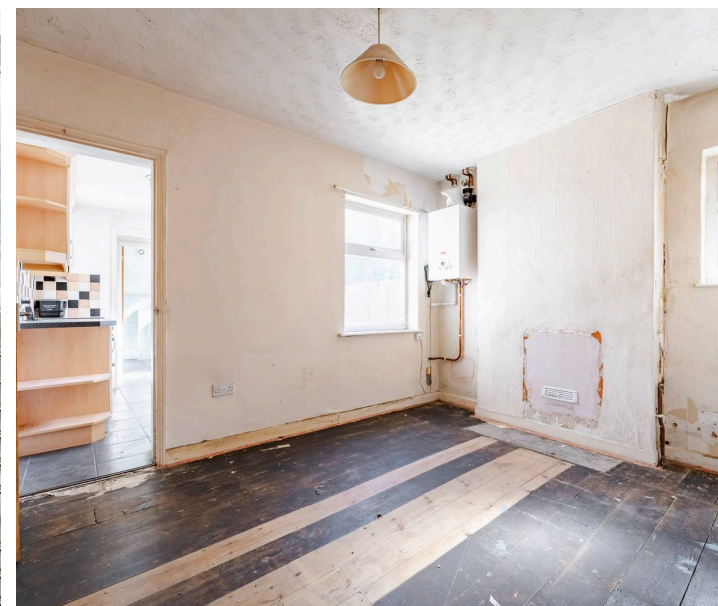
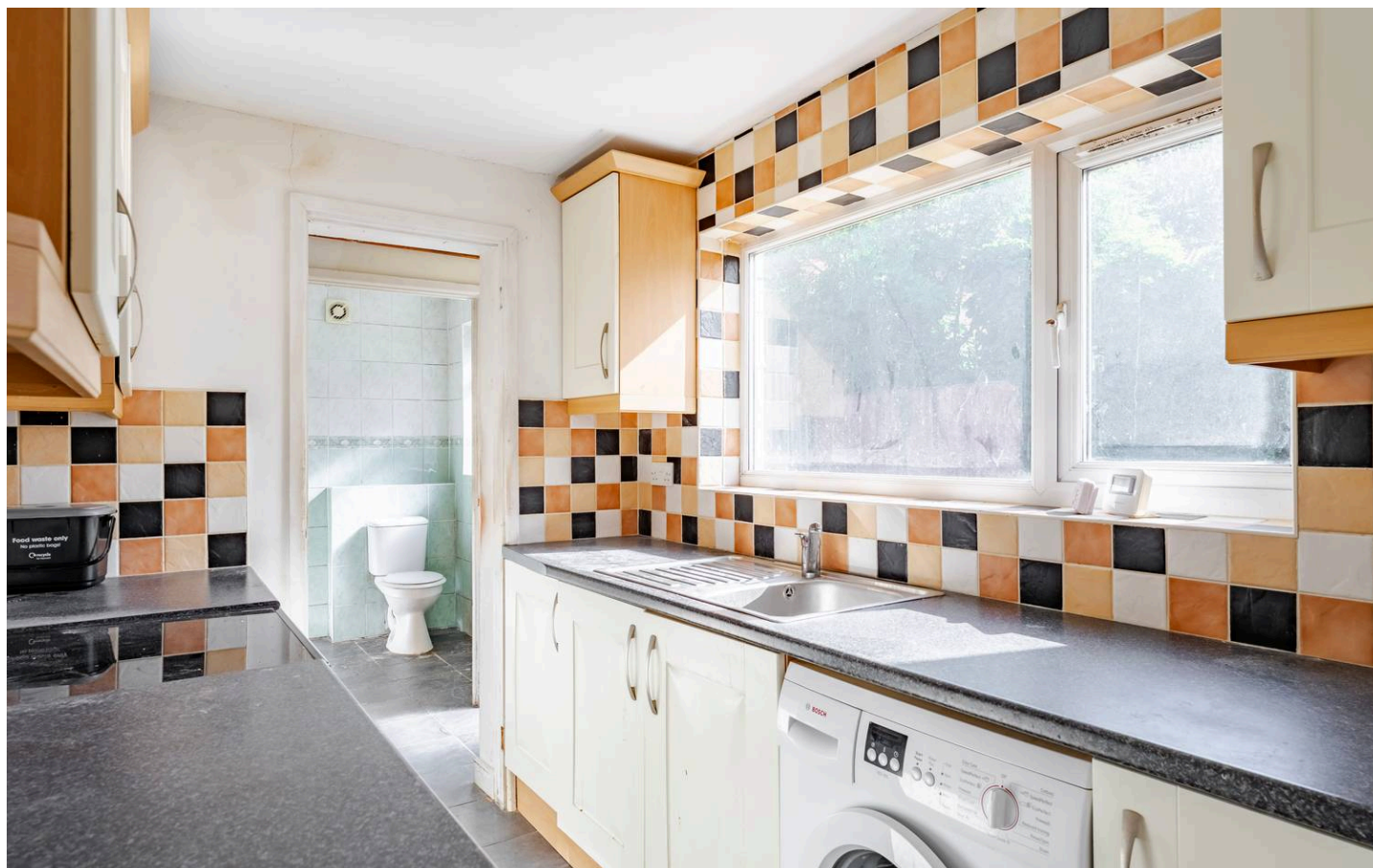


Minors & Brady

28 Rose Valley

A rare opportunity to create your ideal home in the heart of the Golden Triangle, offered chain-free and full of potential. This end-of-terrace property sits in a prime location and benefits from valuable off-road parking. Inside, it offers a traditional layout with two reception rooms, a kitchen with utility space and a ground floor shower room. Upstairs, the flexible bedroom arrangement includes two main rooms with a third accessed from the rear. Outside, a low-maintenance courtyard garden is complemented by a carport. With a recently installed boiler and clear scope to improve, this is an ideal renovation project in an exceptional city setting.

- Prime Golden Triangle location within easy reach of the city centre
- End-of-terrace home with added privacy and natural light
- Chain-free sale, ready for immediate purchase
- Excellent renovation opportunity to create a bespoke home
- Two well-proportioned reception rooms with flexible living space
- Fitted kitchen with adjoining utility area
- Ground floor shower room for added convenience
- Versatile three-bedroom layout with adaptable configuration
- Fully patioed courtyard garden for low-maintenance outdoor living
- Carport providing valuable off-road parking in a city location





M&B

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The Location

The property is located within the heart of the Golden Triangle, one of Norwich's most sought-after and characterful areas, known for its vibrant community feel and attractive period homes. Rose Valley itself is a particularly desirable residential setting within this region, offering a quieter, tucked-away feel while still being just a short walk from the city centre.

From this location, the historic and ever-popular city of Norwich is easily accessible, offering a wide range of cultural, social and leisure opportunities. From independent cafés and restaurants to well-known retail destinations such as Chantry Place and Castle Quarter, the city provides an excellent lifestyle offering, alongside theatres, galleries and a lively evening scene.

The Golden Triangle is especially favoured for its strong sense of community and excellent local amenities. A number of well-regarded state, faith and independent schools are within close reach, along with convenient access to supermarkets, local shops, public houses and green spaces such as Eaton Park and Heigham Park, ideal for outdoor recreation.

Rose Valley is well positioned for access to both the University of East Anglia and the Norfolk and Norwich University Hospital, making it a practical location for professionals and families alike. The area is also well served by public transport, with regular bus routes providing connections across the city.



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Rose Valley, Norwich

This end-of-terrace home presents an excellent chain-free opportunity within the highly sought-after Golden Triangle, offering generous space and significant scope for improvement. Positioned within a prime city location, the property is ideally suited to buyers looking for a renovation project that can be tailored and finished to their own style and specification.

The ground floor provides a traditional layout, beginning with a sitting room to the front, followed by a separate dining room, offering flexible living and entertaining space. To the rear, the fitted kitchen includes a range of units along with space for appliances, leading through to a useful utility area that adds everyday practicality. A ground floor shower room completes the lower level, providing essential facilities already in place.

Upstairs, the accommodation is arranged from a compact landing, giving access to two bedrooms. A third bedroom is accessed via the rear bedroom, offering a layout that could be adapted depending on requirements, whether for additional sleeping space, a home office or dressing room.

Externally, the property benefits from a fully patioed courtyard garden, designed for low maintenance and offering a private outdoor space with scope for enhancement. A particularly valuable addition is the carport providing off-road parking, a rare and highly desirable feature for this location.

Further benefits include a recently installed boiler, providing a good starting point for ongoing improvements.

Agents Note

This property will be sold freehold and connected to mains water, electricity, gas and drainage.



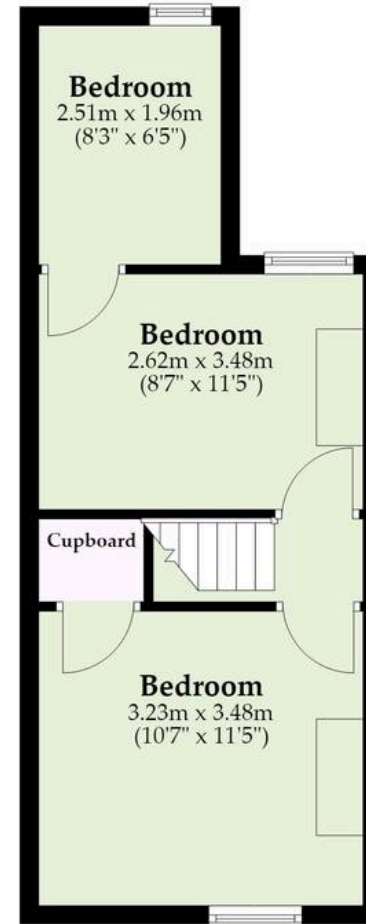
Ground Floor

Approx. 34.5 sq. metres (371.5 sq. feet)



First Floor

Approx. 27.9 sq. metres (300.1 sq. feet)
(excluding Cupboard)



Total area: approx. 62.4 sq. metres (671.6 sq. feet)

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.

Plan produced using PlanUp.

Dreaming of this home? Let's make it a *reality*.



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Branch Manager



Meet *Nagilla*
Aftersales Team Leader



Meet *Tristan*
Senior Property Lister

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