



3 Ashby Street, Norwich
Minors & Brady



3 Ashby Street

Norwich

A beautifully updated three-bedroom home in the heart of the city, offering generous living space and significant recent improvements throughout. Recently refurbished with new flooring, the property features a great-sized sitting room and a separate dining room, providing plenty of space for both relaxing and entertaining. The kitchen offers space for a range of appliances, while the ground floor bathroom adds everyday convenience. Upstairs, three well-proportioned bedrooms are all accessed directly from the landing, creating a practical and family-friendly layout. Further benefits include a newly installed boiler, recently built loft storage, and a newly constructed roof which remains under guarantee. Outside, the low-maintenance garden combines artificial grass with an abundance of attractive greenery and flowering plants, creating a welcoming outdoor retreat.

- Three separate bedrooms, all accessed from the landing
- Recently refurbished throughout with new flooring
- Generous sitting room ideal for everyday living and entertaining
- Spacious separate dining room perfect for family meals and social gatherings
- Fitted kitchen with space for a range of appliances
- Ground floor bathroom fitted with a bath
- Newly constructed roof with the benefit of a remaining guarantee
- Recently installed boiler providing added peace of mind
- Useful loft storage area recently created by the current owner
- Convenient central location with a beautifully maintained, low-maintenance rear garden featuring artificial grass, established planting and colourful flowers throughout the seasons





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The Location

Positioned close to the heart of Norwich, Ashby Street enjoys an enviable location that combines everyday convenience with a strong sense of character and community. Just a short walk from the city centre, residents can take full advantage of everything Norwich has to offer, from its rich history and striking architecture to its extensive shopping, dining and leisure opportunities.

The area is particularly well placed for access to Norwich's thriving cultural scene, with independent cafés, popular restaurants, traditional pubs and entertainment venues all within easy reach. The nearby Riverside development provides a wealth of amenities including restaurants, a cinema, fitness facilities and retail outlets, while the historic city centre offers an eclectic mix of high street brands, independent boutiques and the renowned Norwich Market.

For commuters and those travelling further afield, Norwich Railway Station is conveniently located within walking distance, offering direct services to London Liverpool Street, Cambridge and a range of regional destinations. Excellent road connections also provide easy access to the A47 and the wider Norfolk countryside.

Despite its central position, the area benefits from a range of nearby green spaces. Residents can enjoy scenic walks along the Riverside paths, while the expansive Mousehold Heath offers acres of open space, woodland and panoramic views across the city. The Cathedral Quarter, with its cobbled streets and historic landmarks, is also close by, adding to the unique appeal of the location.

M&B





3 Ashby Street

Norwich

Ashby Street, Norwich

Situated in a highly convenient central location, this recently refurbished three-bedroom terrace home offers well-proportioned accommodation throughout and has been significantly improved by the current owner.

Combining character, practicality and modern upgrades, the property would make an ideal first-time purchase, family home or investment opportunity.

The accommodation begins with an entrance hall leading to a great-sized sitting room, providing a comfortable and inviting space for everyday living. To the rear, a good-sized dining room offers ample room for family meals and entertaining guests, creating a versatile second reception area that complements the layout perfectly.

The property has benefitted from recent refurbishment works, including new flooring throughout much of the home, giving a fresh and modern feel.

The kitchen is fitted with space for a range of appliances and offers practical food preparation and storage areas, making it well suited to day-to-day use. Beyond the kitchen is a ground floor bathroom, fitted with a bath rather than a shower room, providing convenience and functionality for the household.



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On the first floor, all three bedrooms are accessed independently from the landing, a feature that is often sought after and particularly practical for families or those requiring separate work-from-home space. Each bedroom is of a good size, offering comfortable accommodation with flexibility to suit a variety of needs.

Externally, the rear garden has been designed with ease of maintenance in mind, featuring artificial grass whilst retaining an attractive and colourful feel. The current owner has thoughtfully introduced a variety of greenery and flowering plants, creating an enjoyable outdoor space that is both practical and visually appealing throughout the year.

Further benefits include a recently built loft storage area, providing valuable additional storage space. The property also enjoys the peace of mind of a newly constructed roof, which remains under guarantee, together with a recently installed boiler, helping to enhance efficiency and reduce future maintenance concerns.

Agent's Note

This property will be sold freehold.

Connected to mains water, electricity, gas and drainage.



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Ground Floor

Approx. 39.2 sq. metres (422.1 sq. feet)



First Floor

Approx. 36.6 sq. metres (393.6 sq. feet)



Total area: approx. 75.8 sq. metres (815.8 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.

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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

Minors & Brady
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