



11 Romany Road, Norwich

Minors & Brady



11 Romany Road

Norwich

A bright and spacious terrace that offers a flowing layout rarely found in homes of this style. Beautifully maintained and ready to move straight into, the property combines generous room proportions with practical everyday living. The open-plan kitchen and dining area creates a sociable heart to the home, enhanced by excellent storage, appliance space and a partially glazed roof that draws in natural light. Two double bedrooms and two bathrooms provide flexible accommodation for a range of buyers. Outside, the tiered rear garden features a patio seating area and steps leading down to a lawned section. Offering more space and a better sense of flow than many traditional terraces, this is a home that can be enjoyed from day one.

- Bright and airy accommodation filled with natural light
- Open-plan layout enhancing space and everyday living
- Generous kitchen storage and extensive worktop space
- Room for a full range of household appliances
- Useful lean-to adding flexibility and practicality
- Two comfortable double bedrooms with excellent proportions
- Ground floor shower room and first floor bathroom
- Tiered rear garden designed for relaxing and entertaining
- Patio seating area leading down to a lawned garden
- Move-in ready home requiring little immediate improvement



M&B





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Bright, spacious and offering a more open layout than many traditional terraces, this well-presented home is ready to move straight into and enjoy. Thoughtfully maintained and improved by the current owners, the property combines generous room proportions with practical living space and an abundance of natural light throughout.

Stepping inside, the welcoming living room provides a comfortable space to relax, enjoying a bright front aspect and a seamless flow through to the heart of the home.

Beyond the staircase, the property opens up into an impressive kitchen and dining area, creating a sociable setting well suited to modern living. Unlike many properties of a similar style, the open-plan design enhances the sense of space, while ample worktop space, extensive storage and room for a range of appliances ensure practicality is not compromised.

A partially glazed roof section above allows natural light to pour into the room, further enhancing the bright and airy feel.

To the rear, a useful lean-to adds further flexibility and practicality, linking the kitchen to the ground floor shower room and providing additional everyday space.

The first floor offers two well-proportioned double bedrooms, both filled with natural light and offering comfortable accommodation for a variety of buyers. A spacious family bathroom completes the first-floor layout.





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Outside, the tiered rear garden creates distinct areas to enjoy throughout the year. A patio seating area sits immediately outside the property, ideal for outdoor dining and entertaining, while steps lead down to a lawned garden area below. The arrangement provides an attractive balance of usable outdoor space and low-maintenance enjoyment.

Finished in a neutral and well-kept condition throughout, this is a home where much of the work has already been done. Offering bright interiors, excellent storage, a flowing layout and move-in-ready accommodation, it presents an excellent opportunity for buyers seeking something a little more spacious than the average terrace home.

Agent's Note

This property is connected to mains water, electricity, gas and drainage.

The property has both a freehold title and a leasehold title. The leasehold title relates to an historic lease dating from 1910, which now has approximately 883 years remaining.

The property is being sold with the benefit of both titles, and prospective purchasers are advised to make their own enquiries regarding the tenure arrangements. For further information or clarification, please contact the Minors & Brady Norwich team, who will be happy to assist.



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Ground Floor

Approx. 46.2 sq. metres (497.2 sq. feet)



First Floor

Approx. 36.3 sq. metres (390.2 sq. feet)



Total area: approx. 82.4 sq. metres (887.4 sq. feet)

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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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