



28 Bull Close Road, Norwich

Minors & Brady



## 28 Bull Close Road

Norwich

Vendor found! Set within the ever-popular NR3 district, this well-presented two-bedroom terraced home offers an excellent opportunity to enjoy one of Norwich's most vibrant and sought-after locations. Just a short walk from the city centre, the property combines character, convenience and practicality, with two double bedrooms, a low-maintenance garden and stylish everyday living spaces. Equally suited to first-time buyers, professionals or investors, this is a home that is ready to be enjoyed from the moment you step through the door.

- Two-bedroom terraced house situated in the highly desirable NR3 area of Norwich
- Ideal purchase for first-time buyers, investors or those seeking a convenient city location
- Within walking distance of Norwich city centre
- Bright and welcoming sitting room
- Fitted kitchen with ample storage and worktop space
- Ground floor bathroom with three-piece suite
- Two generous double bedrooms
- Built-in storage to the principal bedroom
- Enclosed, low-maintenance rear garden that is bisected



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## 28 Bull Close Road

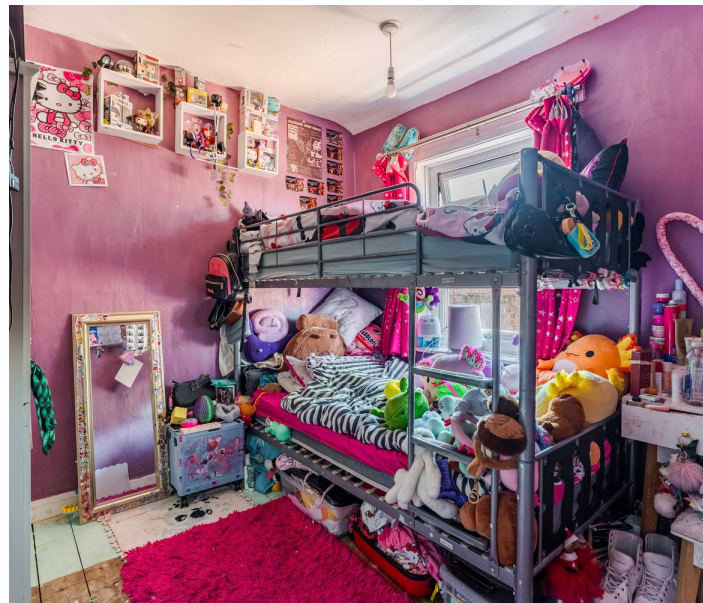
Norwich

Positioned in one of NR3's most sought-after locations, this well-presented two-bedroom terraced home offers an excellent opportunity for first-time buyers, investors or those looking to enjoy the convenience of city living. With Norwich city centre within easy walking distance and a range of independent shops, cafés, pubs and local amenities nearby, the property combines a desirable setting with a practical and comfortable layout.

Approached via a recently fitted front door, the home opens into a welcoming sitting room, creating an inviting first impression. Light and comfortable, this is a versatile living space with ample room for both relaxation and entertaining.

Beyond, the kitchen is thoughtfully arranged with a range of fitted units providing generous storage and workspace, making it well suited to everyday living. A rear hallway connects the kitchen to the garden and leads through to the family bathroom, which is fitted with a three-piece suite and positioned conveniently on the ground floor.

The first floor comprises two well-proportioned double bedrooms. The principal bedroom enjoys a front-facing aspect and benefits from useful built-in storage, while the second double bedroom overlooks the rear garden.



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Outside, the enclosed rear garden has been designed with ease of maintenance in mind, offering an attractive outdoor space that can be enjoyed throughout the seasons without the demands of extensive upkeep.

Located in the ever-popular NR3 district, renowned for its strong community feel and proximity to the city centre, this charming home presents an excellent lifestyle opportunity in a highly desirable Norwich setting.

## Agents Notes

Freehold.

Connected to mains water, electricity, gas and drainage.

Gas central heating.

Please note: This property has a bisected garden.

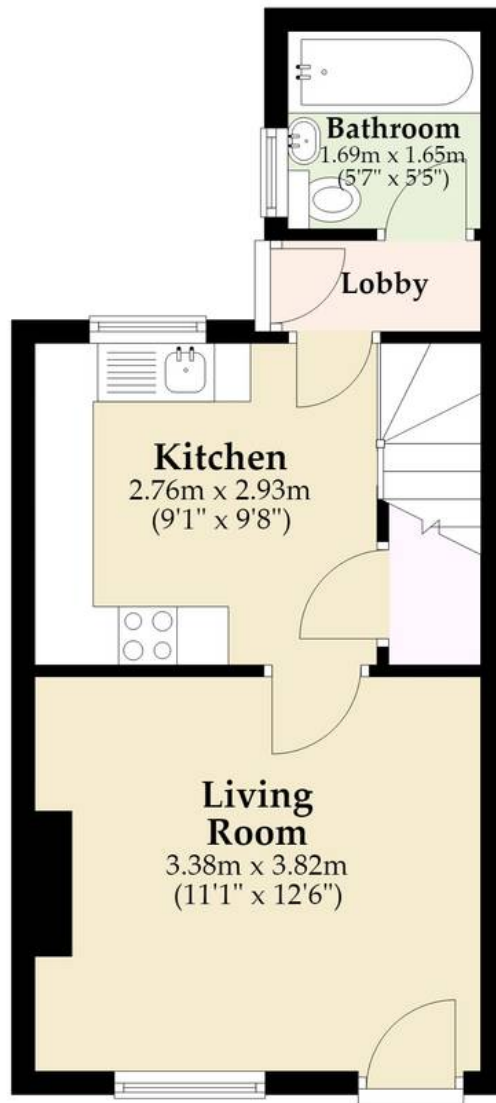


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| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92+) A                                     |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   | 71      | 80        |
| (55-68) D                                   |         |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| England, Scotland & Wales                   |         |           |

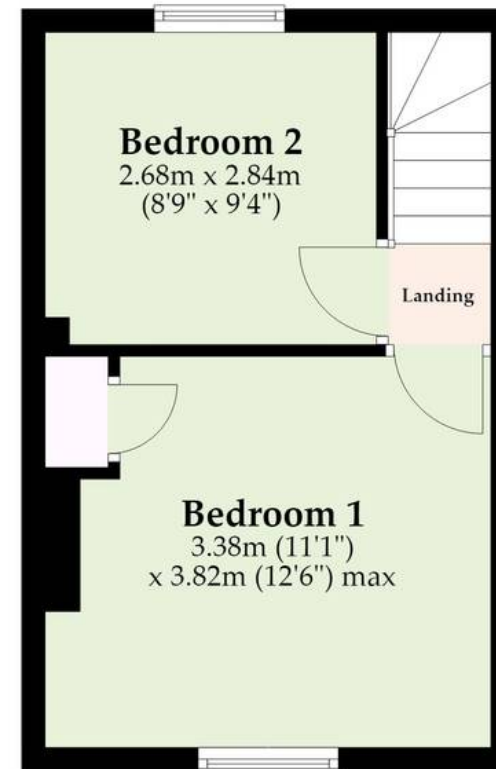
## Ground Floor

Approx. 28.4 sq. metres (305.8 sq. feet)



## First Floor

Approx. 23.5 sq. metres (252.5 sq. feet)



Total area: approx. 51.9 sq. metres (558.3 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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Senior Property Lister

Minors & Brady  
*Your home, our market*

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