



108 Gladstone Street, Norwich

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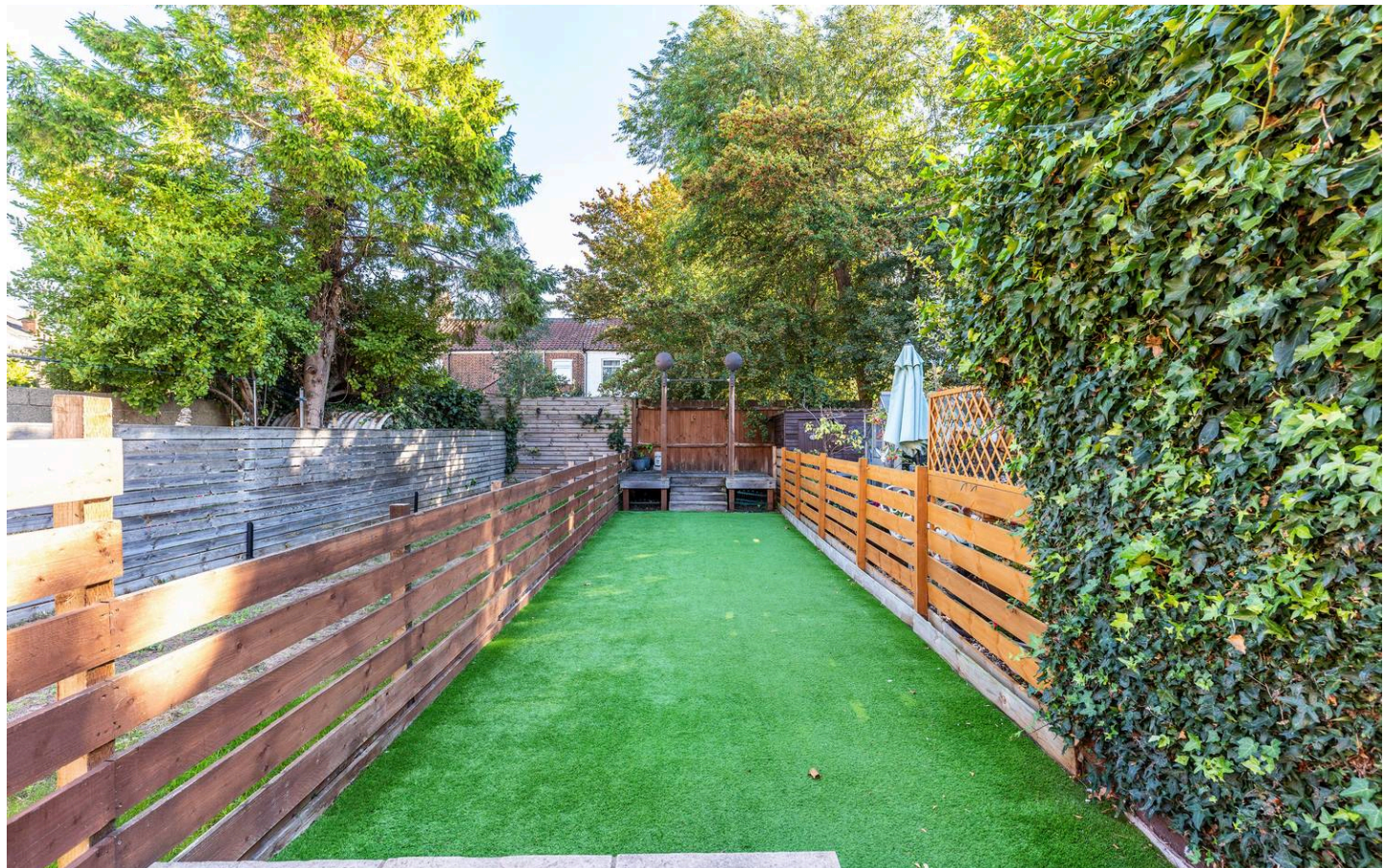


# 108 Gladstone Street

## Norwich

Characterful terrace living with versatile accommodation, modern upgrades and a low-maintenance garden. This well-presented three-bedroom terraced home offers flexible and practical accommodation, making it an ideal choice for first-time buyers, young families or investors alike. The property features a comfortable lounge, separate dining room, refitted kitchen and modern ground floor bathroom, creating a layout suited to everyday living. Upstairs, two generous bedrooms are complemented by a versatile third room accessed from Bedroom Two, ideal as a nursery, dressing room or home office. Outside, attractive low-maintenance gardens to both the front and rear include artificial lawn, flower beds and a raised decked seating area. Further benefits include gas central heating and double glazing.

- Well-presented three-bedroom Victorian terrace offering flexible accommodation across two floors
- Spacious lounge and separate dining room, ideal for both everyday living and entertaining guests
- Refitted kitchen complete with integrated oven, hob and extractor hood
- Modern ground floor bathroom finished in a contemporary style
- Two generous double bedrooms complemented by a versatile third room accessed via Bedroom Two
- Useful storage solutions including under-stairs and first-floor cupboards
- Double glazing throughout and gas central heating for year-round comfort
- Insulated loft providing added practicality and improved energy efficiency
- Attractive low-maintenance rear garden with artificial lawn and raised decked seating area





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## The Location

This well-situated residential area in Norwich is renowned for its charming Victorian terraces, tree-lined streets, and vibrant local culture. Located just west of the city centre, it offers easy access to a variety of independent shops, cafes, and restaurants along nearby Unthank Road and Dereham Road. Local conveniences include several small supermarkets, such as Co-op and Tesco Express, all within walking distance.

Families will appreciate the choice of well-regarded schools in the vicinity, including Recreation Road Infant School, Avenue Junior School, and the Notre Dame High School. For healthcare, residents benefit from nearby GP surgeries and dental practices, with larger facilities like the Norwich Community Hospital just a short drive away.

The area is well-served by public transport, with regular bus services providing easy links into the city centre, the University of East Anglia, and Norwich Railway Station, which connects to London, Cambridge, and other major destinations. The combination of character housing, local amenities, and excellent transport connections makes this a highly desirable location for professionals, families, and students alike.



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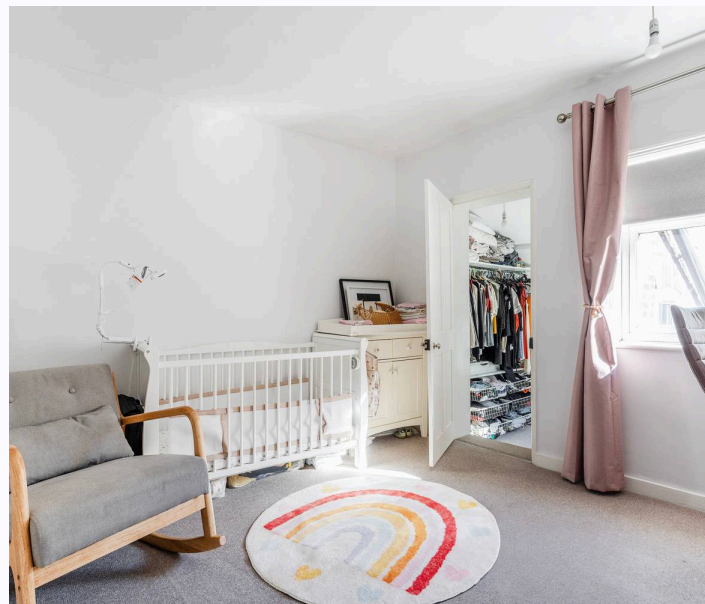
### Gladstone Street, Norwich

This well-presented three-bedroom terraced home offers comfortable and practical living space arranged over two floors, making it an excellent choice for first-time buyers, young families or investors alike. Benefiting from gas central heating, double glazing throughout and a range of modern improvements, the property combines traditional character with everyday convenience.

The accommodation begins with an entrance hall leading into a welcoming lounge positioned at the front of the property. This inviting reception room provides a comfortable setting for relaxing and entertaining, while a separate dining room creates additional living space and offers an ideal area for family meals or hosting guests. Useful under-stairs storage enhances the practicality of the ground floor.

Located to the rear, the refitted kitchen has been designed to maximise the available space and features an integrated oven, hob and extractor hood, together with space-efficient under-counter appliances. Beyond the kitchen is a modern refitted ground floor bathroom, providing a contemporary suite and convenient layout.

To the first floor, the property offers two generous double bedrooms together with a third bedroom accessed from Bedroom Two. This versatile room could be utilised as a child's bedroom, nursery, dressing room, home office or hobby room depending on individual requirements.



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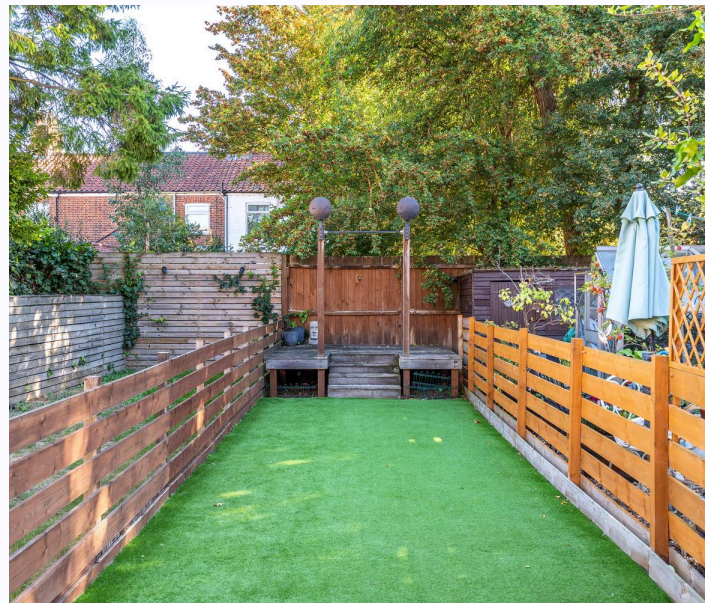
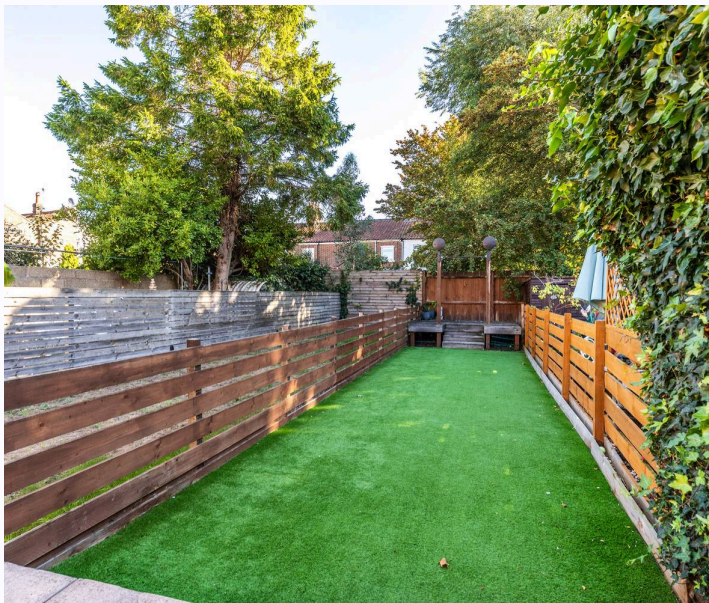
Norwich

Additional storage is provided by a useful first-floor cupboard, while the loft has also been insulated, contributing to the home's overall efficiency.

Outside, the property enjoys an attractive, low-maintenance frontage with artificial lawn and established flower beds creating a pleasant first impression. To the rear, a long enclosed garden has been thoughtfully designed for ease of upkeep, featuring artificial grass and a raised decked seating area which provides an excellent space for outdoor dining, entertaining or simply enjoying the warmer months.

### Agent's Note

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



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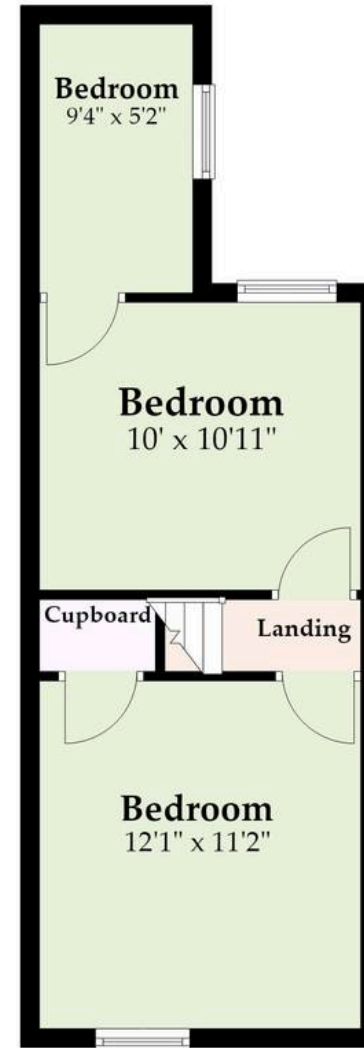
## Ground Floor

Approx. 352.8 sq. feet



## First Floor

Approx. 329.2 sq. feet



Total area: approx. 682.0 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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# Minors & Brady

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