

79 Bull Close Road, Norwich

Minors & Brady

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Norwich

Charming Victorian terrace offered with no onward chain, boasting three bedrooms, versatile living space and a sought-after NR3 location within easy reach of Norwich city centre. Beautifully balancing period character with practical modern living, this well-positioned home is ideal for first-time buyers, investors and those looking to enjoy all the convenience of city living. The accommodation centres around two spacious reception rooms, providing flexibility for both everyday family life and entertaining guests. A modern fitted kitchen is complemented by a useful porch and lean-to, offering valuable additional storage and functionality. Upstairs, the property benefits from three bedrooms, including a generous principal bedroom with a versatile dressing room or home office space. Outside, a private enclosed garden and residents' permit parking add to the appeal of this attractive and well-connected home.

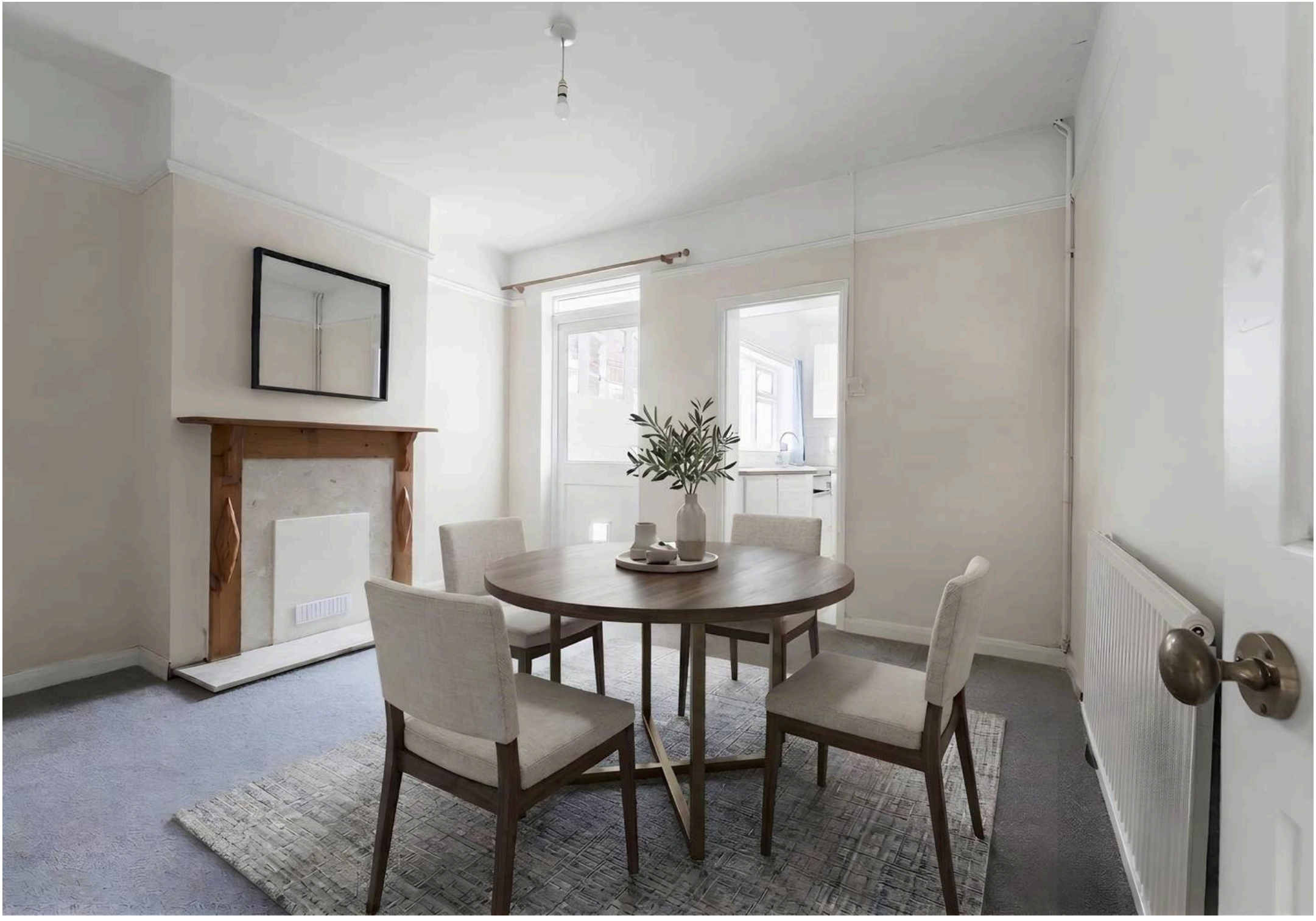
- Offered to the market with no onward chain, providing a straightforward purchase opportunity
- Attractive Victorian terrace retaining charm and character throughout
- Three-bedroom layout, comprising two double bedrooms and a versatile single bedroom
- Generous principal bedroom with adjoining dressing room, nursery or home office potential
- Two spacious and flexible reception rooms, ideal for both relaxing and entertaining
- Modern fitted kitchen with ample storage, workspace and practical everyday functionality
- Useful porch and lean-to area providing additional storage and household space

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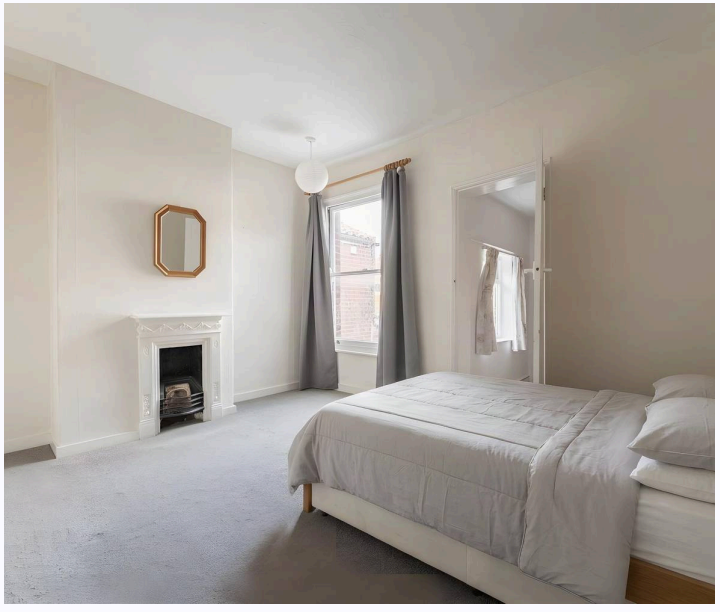














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Bull Close Road, Norwich

Offered to the market with no onward chain, this attractive Victorian terrace presents an excellent opportunity for first-time buyers, investors or those seeking a well-positioned city home. Retaining the character associated with properties of its era, the home provides flexible living accommodation and well-proportioned rooms throughout.

The ground floor is arranged around two generous reception rooms, creating versatile spaces for both relaxation and entertaining. Whether utilised as separate sitting and dining rooms or adapted to suit modern lifestyles, the layout offers excellent flexibility. The rear reception room leads conveniently towards the kitchen, creating a practical flow through the home.

The kitchen is fitted with a range of modern wall and base units, providing ample storage and workspace for everyday cooking. Beyond the kitchen, a useful porch and lean-to area offer valuable additional storage and practicality, helping to keep the main living spaces organised. Completing the ground floor is the family bathroom, fitted with a bath, wash hand basin and WC.

The first floor accommodates two comfortable double bedrooms and a further single bedroom. The principal bedroom is particularly impressive in size and benefits from an adjoining walk-in dressing area, offering flexibility as a nursery, study or dedicated work-from-home space.

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The second double bedroom benefits from built-in storage, while the third bedroom would equally suit use as a child's room, home office or dressing room.

Externally, the property enjoys a private enclosed rear garden, providing a pleasant outdoor space for relaxing, entertaining or dining during the warmer months. Mature planting and established boundaries create a sense of privacy, while the sunny aspect makes it an enjoyable extension of the living accommodation. Permit parking is available for residents, adding further convenience to this city setting.

Further benefits include gas central heating, a boiler approximately six years old which has been serviced annually, built-in storage, and a location within easy reach of Norwich city centre and the train station.

Agent's Note

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

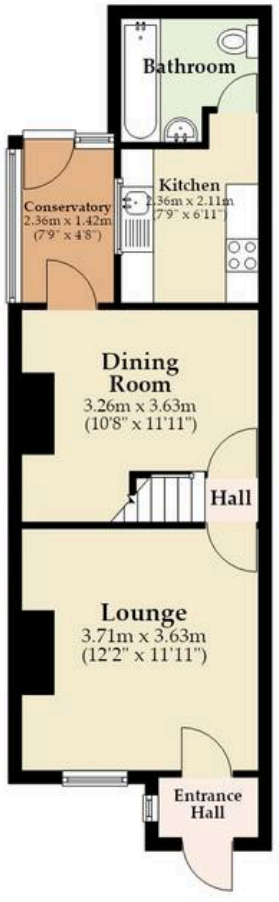
- Resident Parking Permit: £38.30 per year
- Visitor Parking Permit: £18.55 for a book of 20 permits

Please note that permit costs are subject to change and buyers should make their own enquiries with the local authority to confirm current charges and eligibility.

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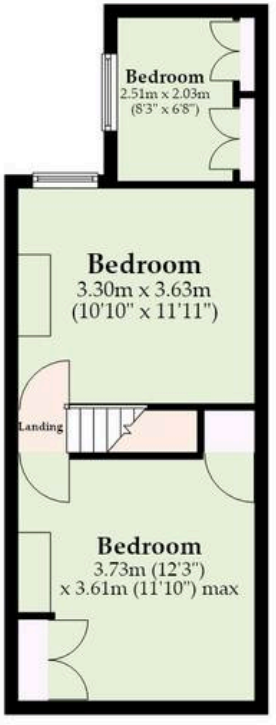
Ground Floor

Approx. 40.4 sq. metres (434.7 sq. feet)



First Floor

Approx. 34.6 sq. metres (372.9 sq. feet)



Total area: approx. 75.0 sq. metres (807.7 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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