



THE STORY OF
18 Glenburn Avenue
Norwich, Norfolk

SOWERBYS



THE STORY OF

18 Glenburn Avenue

Norwich, Norfolk
NR7 8DU

Sitting Room

Dining Room

Kitchen Breakfast Room

Shower and Cloakroom

Three First Floor Bedrooms

Family Bathroom

Parking and Garage

Paved Rear Garden

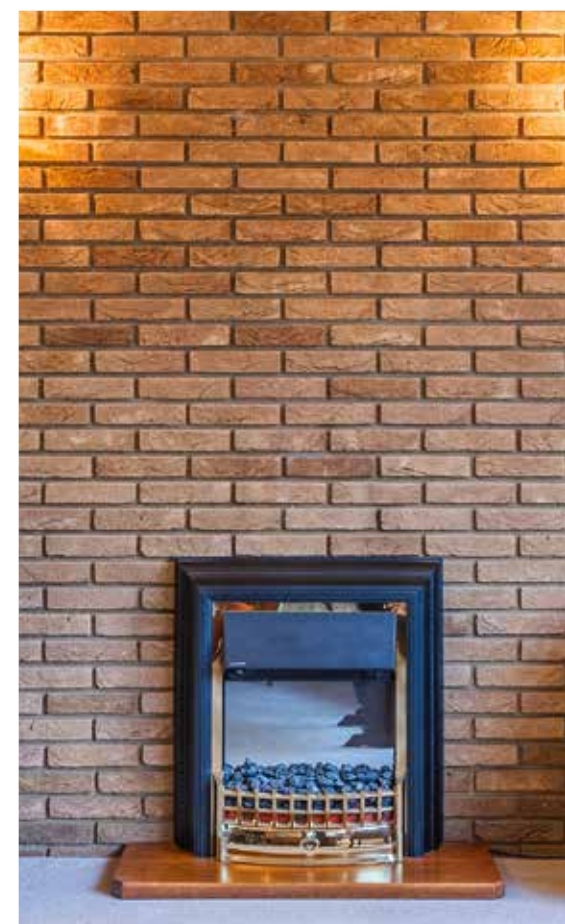
No Onward Chain

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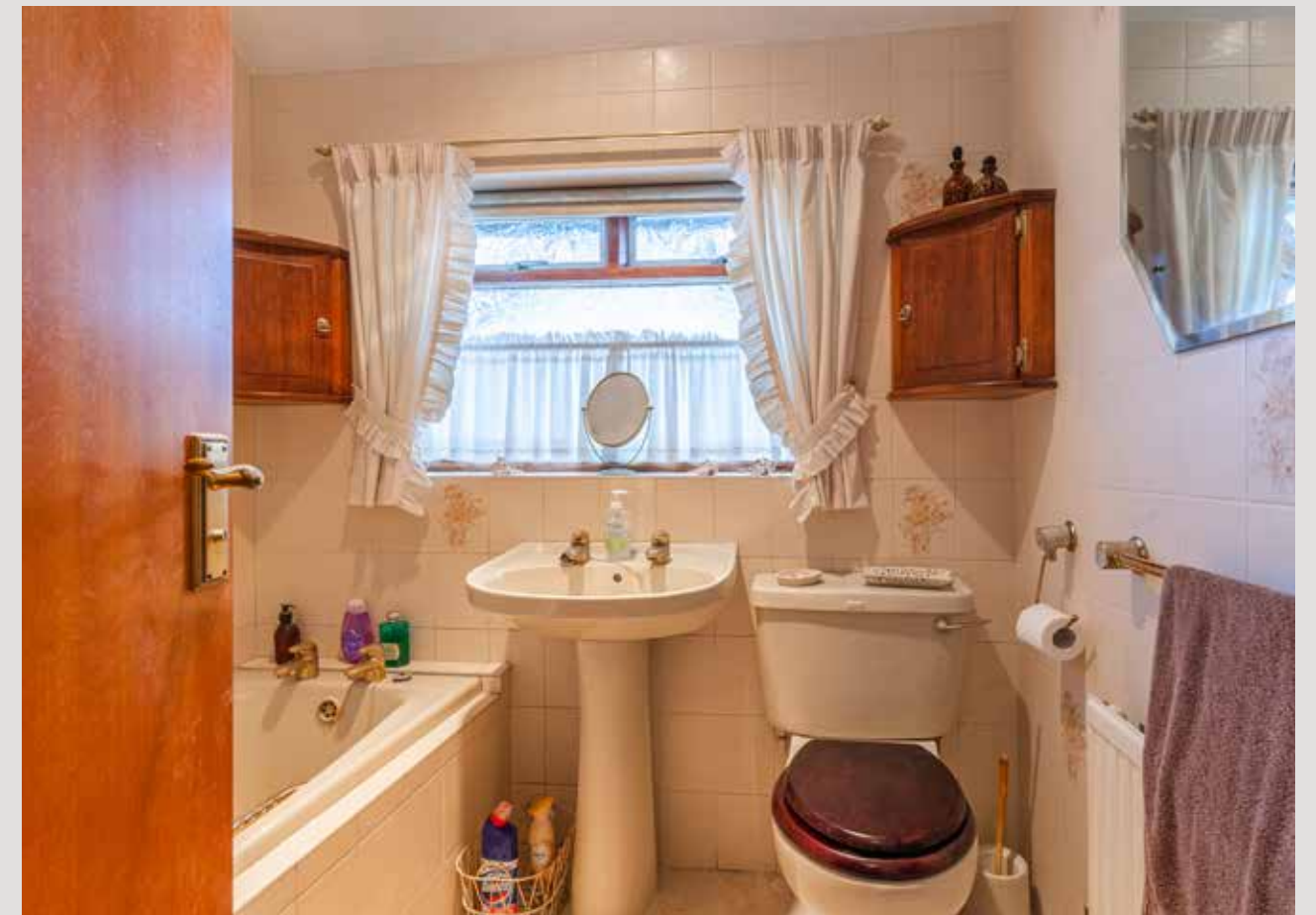
Situated in the desirable location of Norwich, 18 Glenburn Avenue is a well-appointed home offering a fantastic opportunity for buyers seeking both space and comfort, with the flexibility to update if desired.

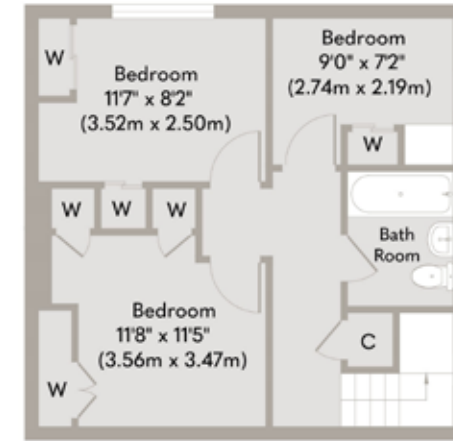
The covered entrance porch leads into a welcoming hallway with convenient storage and access to the generously sized sitting room, where a central fireplace creates a cosy focal point. Sliding doors open into the bright dining room, an ideal space for entertaining or family meals, with lovely views over the peaceful, well-maintained rear garden. The kitchen, offering ample storage and workspace, seamlessly connects to the rear lobby, cloakroom, and shower room, ensuring practicality for modern living.

Upstairs, the principal bedroom benefits from built-in wardrobes, while two further well-proportioned bedrooms provide comfortable accommodation, all complemented by a separate family bathroom.

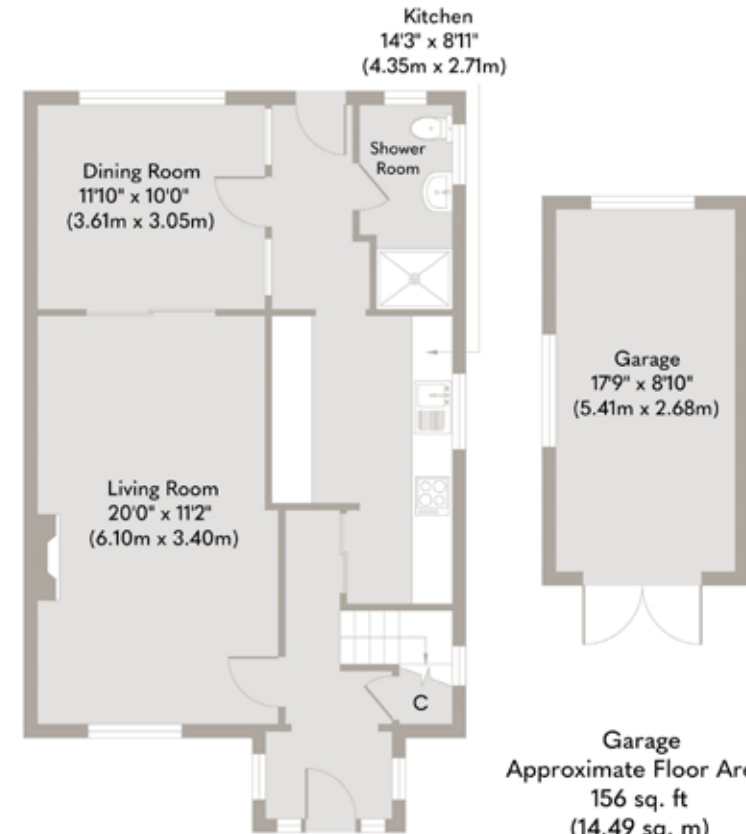
Externally, the property boasts ample parking and a garage to the front. The low-maintenance rear garden is beautifully landscaped, featuring a variety of mature plants and paved seating areas—perfect for unwinding with a morning coffee or hosting summer gatherings.

Offering both immediate comfort and future potential, this well-maintained home provides an excellent lifestyle opportunity in a prime Norwich location. Early viewing is highly recommended.





First Floor
Approximate Floor Area
407 sq. ft
(37.82 sq. m)



Ground Floor
Approximate Floor Area
646 sq. ft
(60.01 sq. m)

Garage
Approximate Floor Area
156 sq. ft
(14.49 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Norwich

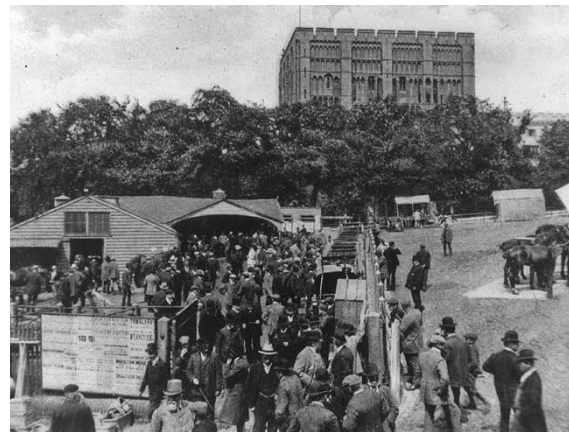
THE ANCIENT CAPITAL OF
OUR BELOVED COUNTY

Norwich, an ancient city steeped in a millennium of history, has long been a haven for writers, radicals, and independent thinkers, fostering a rich culture and creative spirit. Its meticulously preserved medieval streets host a thriving community of small businesses, a dynamic culinary scene, and a vibrant arts culture. As a gateway to a county renowned for its pristine landscapes, expansive skies, and untouched vistas, Norwich continues to inspire.

Named one of the best places to live in 2021, Norwich sits approximately 20 miles from the coast where the River Yare and the River Wensum converge, the latter meandering through its heart. Once the second largest city in England during the 11th century, Norwich proudly retains its title as the UK's most complete medieval city. Historic paths like Elm Hill beckon with Tudor architecture and quaint cafés leading to the majestic Norwich Cathedral, a testament to its thousand-year legacy.

West of the city, the University of East Anglia stands as a striking example of brutalist architecture, housing the Sainsbury Centre for modern and ethnographic art. Norwich's property landscape offers diversity, from Victorian city-centre dwellings and converted mills to town houses and contemporary luxury homes. The "Golden Triangle" is cherished among families, while nearby rural villages like Stoke Holy Cross, Surlingham, and Bawburgh offer larger estates and idyllic countryside living.

With direct trains to London's Liverpool Street in just 90 minutes and an airport connecting to UK cities and Amsterdam, Norwich blends historical charm with modern connectivity—a city that captivates and welcomes all who embrace its allure.



Note from Sowerbys



“The low-maintenance rear garden is beautifully landscaped- perfect for unwinding with a morning coffee or hosting summer gatherings.”



SERVICES CONNECTED

Mains electricity, water and drainage. Gas fired central heating.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

D. Ref: 0330-2825-0420-2125-8705

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///offer.slip.swift

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SOWERBYS

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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