



85 Rosary Road
Norwich, NR1 1TG

Andrew Grant

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3 Bedrooms **2 Bathrooms** **2 Reception Rooms**

This distinguished period property elegantly combines traditional charm with modern comforts. Situated in a sought-after area, it offers an ideal family home.

- The property showcases a classic Georgian-style façade and beautiful period features, preserving its historical elegance.
- Two generously proportioned reception rooms offer flexible living spaces, ideal for both entertaining and daily family life.
- Benefit from three well-proportioned bedrooms that offer ample natural light and storage, with the master featuring an elegant ensuite for added luxury.
- Front and rear gardens each feature a charming patio area, providing tranquil spots for relaxation and outdoor dining amid lush greenery.
- The home offers substantial off-street parking and a detached garage, ensuring practical and secure vehicle storage.

1292 sq ft (120 sq m)





The kitchen

Charming and functional this open plan kitchen features classic cabinetry in a soft, neutral palette complemented by dark countertops. The space is equipped with modern appliances and offers a cosy window seat under a large window that fills the room with natural light. Adjacent to the kitchen through an exterior entrance is a practical utility space, providing additional storage and functionality. From the kitchen, a door opens directly onto a sunny patio, making it an ideal setup for enjoying meals outdoors or entertaining guests.





The living room

To the left of the main entrance is the living room, featuring original wooden flooring and a classic fireplace and mantelpiece that highlight the room's historical character. High ceilings and traditional built-in shelving in arched alcoves enhance the space, while a large window floods the room with natural light. The open plan layout creates an inviting and spacious atmosphere.





The entrance hall

The entrance hall of this home showcases original wooden flooring and a classic monkey tail stair balustrade, highlighting its historical charm. Bathed in natural light, the understated elegance of the space sets a refined tone for the rest of the home. A second staircase descends to the ground floor of the property.



The snug

On the ground floor of the home the snug is both cosy and versatile, equipped with extensive built-in storage that maximizes space efficiency. At the heart of the room, a well-appointed fireplace with a log burner serves as a focal point, offering warmth and charm. Additionally, a door from the snug provides direct access to the front of the property.





The second bedroom

On the ground floor and next to the snug is the second bedroom. This generously sized double room offers ample floor space and privacy.



The primary bedroom

Spacious and bright, the primary double bedroom is a peaceful retreat within the home. A large window overlooks the front garden and fills the room with natural light. An adjoining ensuite bathroom adds privacy, practicality and a touch of luxury.





The primary ensuite

The primary ensuite features a large free standing roll top bath, heated chrome towel rail and a basin with vanity unit. A large window ensures the space is bright and welcoming.



The third bedroom

This bedroom provides a comfortable space for family members or guests, offering ample natural light from its sash window overlooking the rear garden.



The bathroom

The modern shower room boasts sleek fixtures, including a spacious walk-in shower with a recessed waterfall shower. The suite also features a low-level WC and a washbasin mounted on a stylish vanity unit. Tasteful tiling adorns the splashbacks and flooring, complemented by recessed ceiling spotlights and a large sash window that brightens the space.



The garden

The rear garden is a peaceful and private retreat ideal for relaxation and entertainment, featuring a patio perfect for alfresco dining.



Also included is a detached garage nestled amongst mature trees at the front of the property, offering secure parking for a vehicle or additional storage.



Location

Rosary Road is situated in a prime location within Norwich, a vibrant city known for its rich history and cultural heritage. This residential street is conveniently located near the heart of the city, offering easy access to a variety of local attractions, including the historic Norwich Cathedral and the bustling Norwich Market.

In terms of transport links, Rosary Road benefits from excellent connectivity. It is just a short drive or bus ride from Norwich Railway Station, which offers frequent services to London, Cambridge and other major cities. The road is also well-served by local bus routes, ensuring residents can easily navigate the city and surrounding areas. For those who drive, the proximity to major roads like the A47 and A11 facilitates convenient access to the broader Norfolk region and beyond.

The area around Rosary Road is well-equipped with a wide range of amenities. Residents have access to numerous shops, supermarkets, cafes and restaurants within walking distance. Educational facilities are also well-catered for, with several reputable schools and the University of East Anglia situated nearby. Additionally, the street is close to several green spaces, including the tranquil Wensum Park, offering opportunities for outdoor activities and leisure, further enhancing the appeal of this well-located Norwich neighbourhood.

Services

The property benefits from...TBC

Council Tax

The Council Tax banding for this property is **Band C**



Rosary Road, Norwich, NR1

Approximate Area = 1292 sq ft / 120 sq m

Garage = 136 sq ft / 12.6 sq m

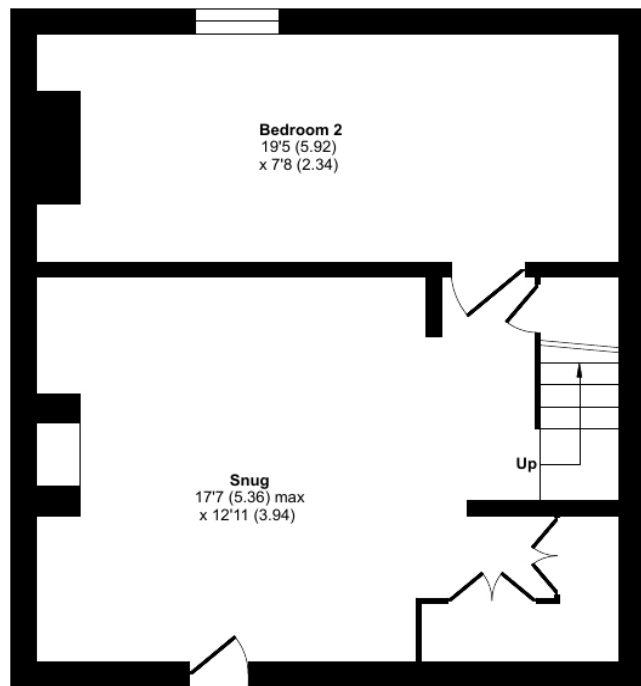
Outbuilding = 19 sq ft / 1.7 sq m

Total = 1447 sq ft / 134.3 sq m

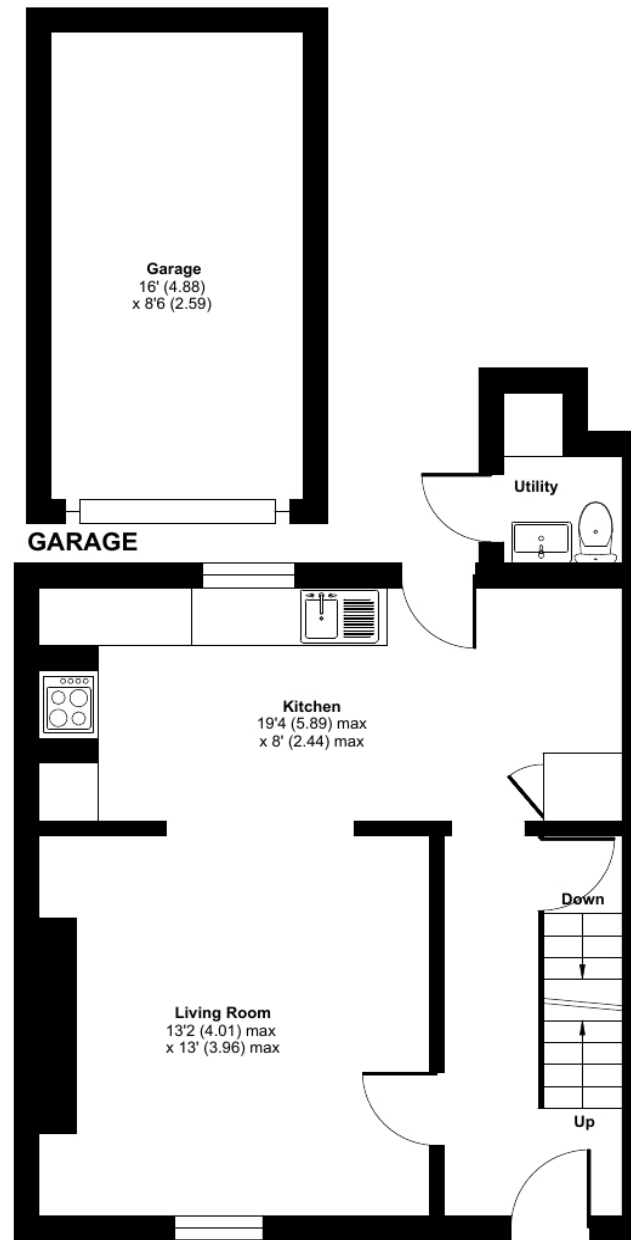
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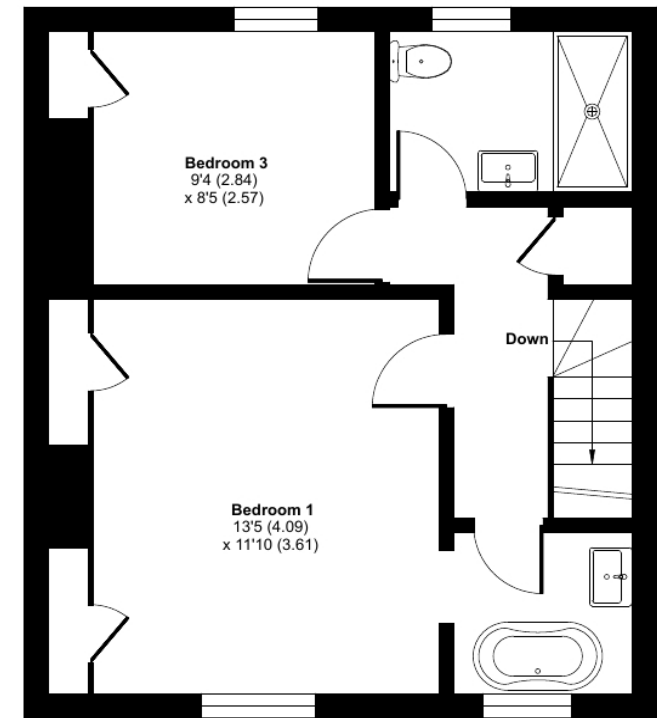
Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



DISCLAIMER: These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentation or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreage, estimated square footage, planning/building regulations' status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. We commonly receive referral fees from specialist service partners – an outline of these can be found here: <https://cutt.ly/referrals> and are reviewed annually in line with our financial year to identify any changes in average fee received.



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