



Robson Road, Norwich NR5 8NZ

welcome to

Robson Road, Norwich

SEMI DETACHED HOME WITHIN CLOSE PROXIMITY OF UEA William H Brown are pleased to present to the market this spacious home ideally suited to a family or a buy to let investor. Early viewings are recommended.



Entrance Porch

A welcoming reception space creates a practical entry with storage space for coats and shoes before entering the house itself.

Entrance Hall

The entrance hall provides access from the entrance porch and feeds into the lounge and dining room with staircase leading to the first floor accommodation.

Living Room

This cosy living room offers a comfortable and practical space ideal for relaxing at the end of the day. Soft neutral wall tones and a warm carpeted floor enhance the sense of calm, while the large front window allows natural light to brighten the space.

A traditional fireplace adds character and provides a charming focal point, giving the room a homely feel. The layout is straightforward and functional, making it easy to furnish and personalise. Whether used for quiet evenings in or casual gatherings, this room delivers a welcoming atmosphere that suits a variety of lifestyles.

Bedroom Two

This versatile bedroom enjoys a bright, airy feel thanks to its skylight and large sliding doors that open directly to the outside. The space is well-proportioned and features neutral décor, making it easy to personalise.

Dining Room

This welcoming dining space offers a bright and comfortable setting ideal for everyday meals and relaxed entertaining. With space for family dining and open plan arrangement to the kitchen the room creates an easy flow between the two spaces and making this an ideal layout for hosting or family life. The connection between the rooms enhances the sense of openness while keeping each area clearly defined.

Kitchen

The kitchen combines traditional warmth with everyday functionality, creating a homely and practical space at the heart of the property. Wooden cabinetry adds a classic, timeless feel, beautifully complemented by a tiled splashback that brings character and contrast to the room.

A generous countertop layout provides plenty of workspace, with the sink positioned beneath a window that fills the room with natural light. Essential appliances — including a dishwasher, gas cooker, microwave, and under-counter fridge — are neatly integrated, keeping the space organised and efficient.

Utility Room

This practical utility room offers a bright and functional space designed to handle the demands of a busy household. The layout makes excellent use of the available area, with space for fridge / freezer, washing machine and dryer neatly positioned together for easy laundry management.

Natural light filters through the windows and the semi-transparent roof, giving the room an airy feel while maintaining privacy. A side door provides direct access outdoors, making it convenient for drying clothes or managing household chores.

Overall, this is a well-organised and highly practical space that enhances the home's functionality.

Landing

An open plan landing provides access to all first floor bedrooms and bathroom.

Bedroom One

This well-arranged bedroom offers a comfortable and inviting space, ideal as a main or secondary double room. The room benefits from a good-sized window that brings in plenty of natural light.

Bedroom Three

This neatly presented bedroom combines comfort with practicality. Natural light filters through the

window, creating a bright and pleasant atmosphere.

Bedroom Four

This clean and contemporary bedroom makes superb use of space. The neutral décor and soft furnishings create a calm, restful environment, while the built-in wardrobes with overhead storage provide exceptional practicality.

Bathroom

This well-presented bathroom offers a bright and practical space with a simple, clean layout. The white suite includes a pedestal sink, WC, and a full-size bathtub with an overhead shower. Natural light filters in through the window, creating a fresh feel throughout the room. With its neutral décor and functional design, this bathroom is ready to use while still offering scope for personal touches.

External

The property enjoys a classic terraced frontage with attractive brickwork and an arched entranceway that adds character and charm. A small front garden, enclosed by a low wall, provides a welcoming approach and space for simple planting or decorative touches. The home sits within an established residential street, offering a traditional setting with good kerb appeal and the advantage of off street parking. To the rear, the garden offers a generous and versatile outdoor space, ideal for families, pets, or anyone who enjoys time outside. A mix of lawn and paved areas creates a practical layout for seating, play, or entertaining. Mature shrubs and trees add privacy and greenery, while the wooden fencing provides clear boundaries and a sense of seclusion. A useful garden shed sits toward the back, offering handy storage.



view this property online williamhbrown.co.uk/Property/UNR106981



welcome to

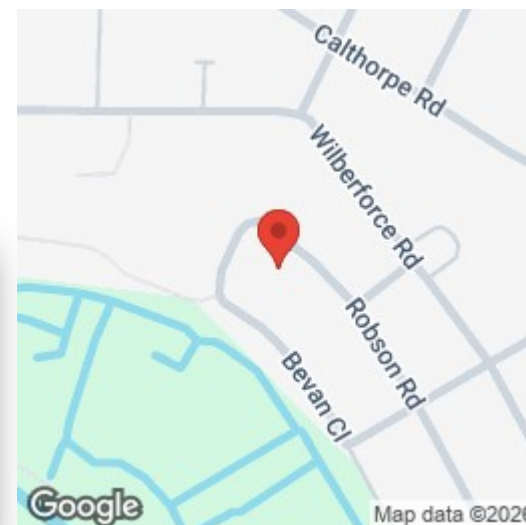
Robson Road, Norwich

- Established 1950s semi detached home
- Close to the UEA
- Rear extension
- Well presented throughout
- Great links to the city of Norwich

Tenure: Freehold EPC Rating: C

Council Tax Band: B

£280,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/UNR106981



Property Ref:
UNR106981 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443. Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01603 667077



Unthankroad@williamhbrown.co.uk



161 Unthank Road, Norwich, Norfolk, NR2 2PG



williamhbrown.co.uk