

propertyladder



Little Bull Close, Norwich, NR3

A Beautiful Two Bedroom End Terrace Barn Conversion!

ASKING PRICE OF **£250,000** FREEHOLD



BRITISH
PROPERTY
AWARDS

2025

★★★★★

GOLD WINNER

ESTATE AGENT
IN NORWICH
(NR10-16)

A RARE OPPORTUNITY IN PRIME NORWICH!

Hidden away within a small and exclusive development just north of Norwich city centre, this charming end barn conversion offers a wonderful blend of character, practicality and future potential! Properties of this nature are rarely available, particularly within such a convenient city location. From the moment you step inside, the property's unique character is immediately apparent.

The accommodation begins with a welcoming entrance hall featuring impressive double height proportions in places, creating a wonderful sense of space and providing access to the first floor.

On the ground floor there are two bedrooms, including a generous double bedroom with fitted storage and direct access to the rear courtyard garden. A modern shower room serves both bedrooms and has been fitted with a contemporary suite including a shower cubicle, WC, wash basin and useful storage. The true centrepiece of the home can be found on the first floor. The stunning open plan kitchen, living and dining space features exposed beams, a vaulted ceiling and dual aspect windows, creating a bright and highly distinctive living environment. The kitchen area is fitted with a breakfast bar, integrated oven and hob, sink and drainer, together with space for additional appliances.



“principal bedroom with a vaulted ceiling and private balcony”



Overview

- Rare End Barn Conversion
- Exclusive Tucked Away Nr3 Location
- Stunning Vaulted And Beamed Living Space
- Open Plan Kitchen, Dining And Living Area
- Modern Shower Room
- Enclosed Front & Rear Courtyard Gardens
- Double Bedroom With Garden Access
- Previous Planning Permission For Extension





Location

Little Bull Close is a hidden gem tucked away just off Cowgate, one of NR3's most popular and characterful locations. This highly sought-after area has become renowned for its vibrant community atmosphere, independent cafés, pubs, restaurants and local businesses.

The property enjoys easy access to Norwich city centre, which is within comfortable walking distance, while regular bus services provide convenient transport links across the city. Local schools, colleges, supermarkets and leisure facilities are all close by, making this an exceptionally convenient location for both professionals and downsizers alike.

Combining city convenience with a surprising sense of privacy and character, NR3 remains one of Norwich's most desirable postcodes.



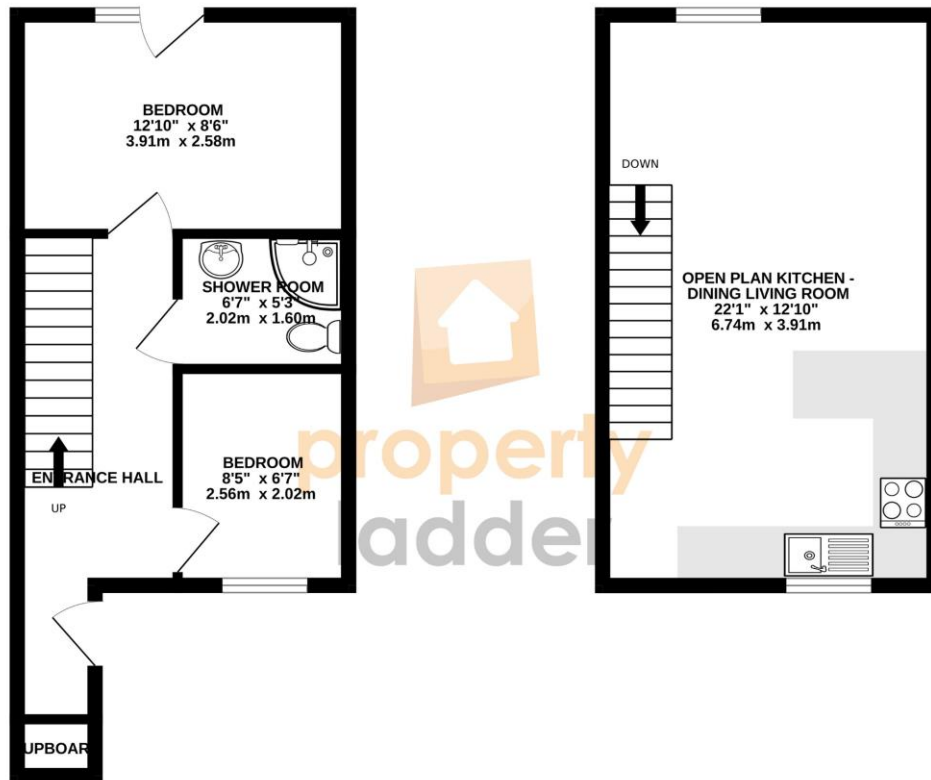
Outside

Outside, the property enjoys enclosed courtyard gardens to both the front and rear. The generous rear courtyard provides an excellent space for entertaining and relaxing, with a large patio area, shingled sections, raised planting beds and a modern timber storage shed.

Adding further appeal, the property previously benefited from planning permission for a side extension which would create a spacious principal bedroom with a vaulted ceiling and private balcony, demonstrating the exciting potential this home offers.

GROUND FLOOR
306 sq.ft. (28.4 sq.m.) approx.

1ST FLOOR
284 sq.ft. (26.3 sq.m.) approx.



TOTAL FLOOR AREA : 589 sq.ft. (54.8 sq.m.) approx.

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.
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FULL EPC AVAILABLE UPON REQUEST

Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX BAND: A

LOCAL AUTHORITY: NORWICH CITY COUNCIL

SERVICES CONNECTED: MAINS WATER, MAIN DRAINS, MAINS ELECTRICITY, GAS CENTRAL HEATING

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If you are considering selling your home, please contact us for your no obligation free market appraisal.

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