



Roe Drive, Norwich NR5 8BT

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Roe Drive, Norwich

Immaculately presented, thoughtfully upgraded, and offering a superb balance of style and practicality, this home is ideal for first-time buyers, professionals, or young families seeking a premium living environment in a desirable residential setting.



Entrance Hall

A bright and welcoming hallway with neutral décor, offering access to the living room, kitchen/diner, cloakroom and staircase.

Wc

A practical cloakroom positioned off the hallway, fitted with modern sanitaryware — perfect for guests and everyday convenience.

Living Room

A beautifully presented and generously sized living room with soft contemporary décor, excellent natural light, and views over the rear garden. The Living area offers wide glazed doors leading directly to the patio, creating a seamless indoor-outdoor connection ideal for entertaining. The space offers a calm, comfortable setting for everyday living, with double doors leading through to the kitchen/diner to enhance flow and flexibility.

Kitchen / Dining Room

The kitchen/diner is a standout feature of the home. Thoughtfully designed with light wood cabinetry, dark worktops, integrated appliances, and excellent storage, it offers both practicality and style. A large window above the sink ensures the space is always bright and welcoming.

Landing

A bright and neatly presented landing providing access to all three bedrooms and the family bathroom, with a clean, modern finish that enhances the home's sense of space. The loft access is via the landing which is partially boarded with lighting.

Bedroom One

A stylish double with feature navy décor, soft lighting, and a peaceful ambience. It benefits from a private en-suite shower room, finished with modern tiling and fittings.

En Suite

Contemporary suite including shower enclosure, basin, and WC, with attractive tiling and a clean,

modern finish.

Bedroom Two

A generous double/guest room with neutral décor and excellent natural light.

Bedroom Three

A versatile single room, ideal as a nursery, home office, or dressing room.

Bathroom

A striking design-led bathroom with deep blue brick-pattern tiles, patterned flooring, a freestanding wooden vanity, vessel sink, and bath with shower screen — a luxurious, boutique-style space.

External

Approached via a neat, landscaped frontage, the property immediately conveys quality. The covered porch, manicured shrubs, and brick-paved driveway set the tone for the stylish interior beyond. The garage provides secure parking and excellent storage. The rear private rear garden offering a superb blend of relaxation and entertaining space. Featuring a paved dining terrace, a well-kept lawn bordered by mature planting, The garden provides an inviting outdoor retreat with excellent privacy and all-day enjoyment.



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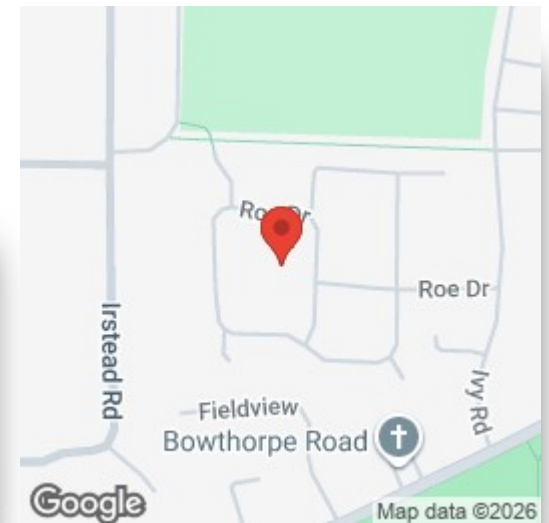
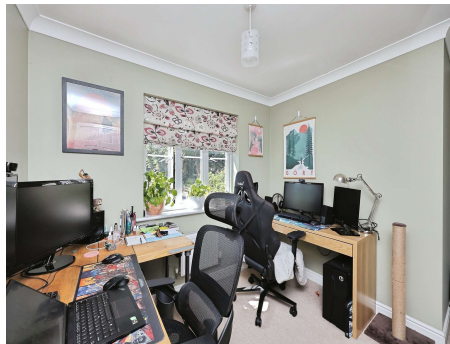
Roe Drive, Norwich

- Beautifully Presented Throughout — Stylish décor, modern finishes, and a move-in-ready interior.
- Spacious Living Room — Bright, inviting, and perfect for relaxing or entertaining.
- Contemporary Kitchen/Diner — Modern cabinetry, integrated appliances, and direct garden access.
- Three Well-Proportioned Bedrooms — Including a practical en-suite to the main bedroom and beautifully finished family bathroom off the landing.
- Landscaped Rear Garden — South-facing, non overlooked with patio dining area, lawn and mature planting.

Tenure: Freehold EPC Rating: C

Council Tax Band: C

£285,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
UNR107172 - 0004

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william h brown



01603 667077



Unthankroad@williamhbrown.co.uk



161 Unthank Road, Norwich, Norfolk, NR2 2PG



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)