



38 Glebe Road, Norwich

£400,000 Freehold



websters.

A Stylishly Appointed Three-Bedroom Family Home with Landscaped Gardens and Home Office

Nestled in a sought-after residential enclave, this beautifully presented three-bedroom residence offers a seamless blend of period charm and contemporary living. Meticulously updated throughout, the property boasts high-spec finishes, thoughtfully designed living spaces, and a landscaped garden complete with a dedicated home office — ideal for modern lifestyles.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E



- Stylishly Presented Interior
- Modern, Fully Integrated Kitchen
- Dedicated Home Office
- One of the Golden Triangles Most Sought After Roads
- Three Well-Proportioned Bedrooms
- Tranquil Low Maintenance Garden Recently Landscaped



Porch

A welcoming tiled storm porch sets the tone for the interior, leading to a handsome wooden entrance door. Also benefiting from a hard wired Ring doorbell.

Living Room

11' 6" x 11' 2" (3.50m x 3.41m)

Elegant and inviting, the living room features high-quality LVT flooring, uPVC double glazing to the front aspect, and a charming working fireplace with tiled hearth and wooden surround. Decorative coving creates a graceful transition into the adjoining dining space.

Dining Room

11' 5" x 11' 3" (3.48m x 3.42m)

Perfect for entertaining, the dining area continues the LVT flooring and benefits from a uPVC double glazed window overlooking the rear garden. A stylish non-working fireplace with marble hearth adds character, while bespoke cabinetry extending from the kitchen cleverly integrates a wine fridge. A further opening leads seamlessly to the kitchen.

Kitchen

16' 0" x 5' 11" (4.87m x 1.80m)

The heart of the home, this sleek and contemporary kitchen is fitted with marble-effect work surfaces and a comprehensive range of integrated appliances, including a microwave, dishwasher, washing machine, and tumble dryer. A premium range oven with a 5 point hob with extractor hood over, inset sink with mixer tap and instant hot water function, and LVT flooring complete the space. A glazed door provides access to the garden

FIRST FLOOR

Landing

The landing provides access to all bedrooms and the family bathroom.

Bedroom 1

11' 5" x 11' 0" (3.48m x 3.36m)

A tranquil principal bedroom, featuring plush carpets, bespoke panelled detailing, and extensive built-in storage, including wardrobes set within the alcoves. A uPVC double glazed window overlooks the rear aspect that benefit from integrated bespoke wooden shutters. .

Bedroom 2

11' 7" x 10' 0" (3.52m x 3.04m)

A generously proportioned second bedroom with carpeted flooring, a uPVC double glazed window to the front aspect, and a built-in wardrobe positioned over the stairs.

Bedroom 3

9' 11" x 9' 3" (3.03m x 2.82m)

This bright and inviting room offers further flexible living space that boasts an abundance of natural light from the large uPVC double glazed window to the rear aspect.

Bathroom

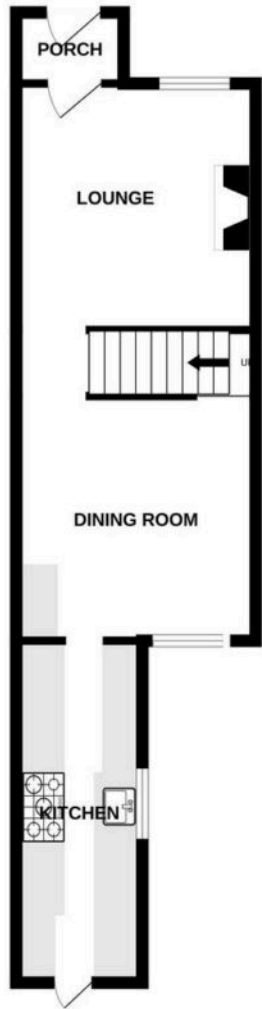
8' 5" x 4' 8" (2.57m x 1.42m)

Finished to a high standard, the bathroom comprises a three-piece suite including a low-level WC, stone hand basin, and walk-in shower with glazed panelling and tiled splashbacks. A heated towel rail adds a touch of luxury, complemented by frosted uPVC glazing to the front aspect that has further privacy provided from the bespoke wooden shutters.

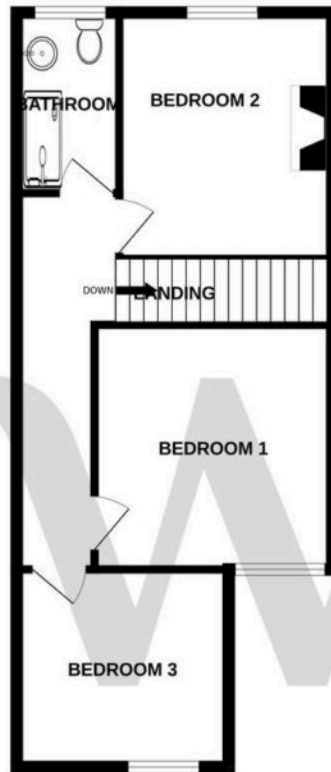
Home Office

Located in the garden and connected to mains electricity, this versatile space features wood-effect flooring, lighting, and single-glazed windows — perfect for remote work, a creative studio, or hobby room.

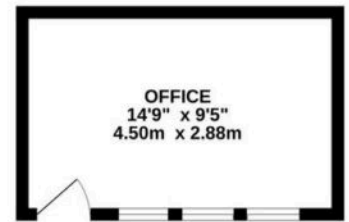
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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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