



28 Neville Street, Norwich

£375,000 Freehold

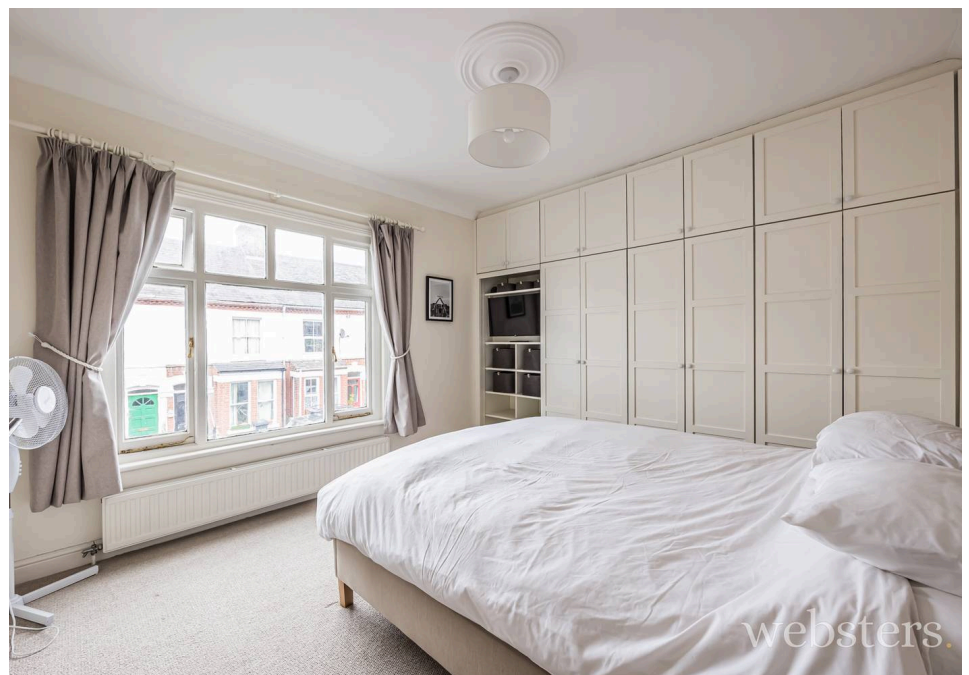
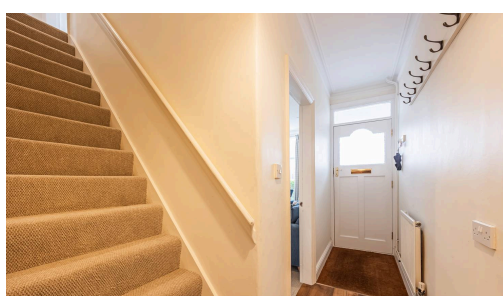
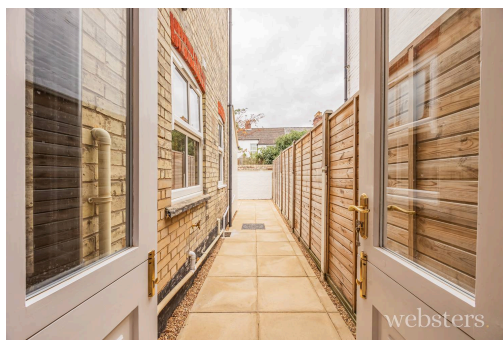


websters.

Introducing this exquisitely modernised hall entrance period terraced home in the sought-after Golden Triangle location, boasting a beautifully light sitting room that flows seamlessly into an open plan kitchen/diner. This property offers a private south-facing rear garden, a tranquil escape from the bustle of city life. With three bedrooms situated off the landing, each offering a quiet retreat, and two newly appointed bathrooms, this home is perfect for those seeking comfort and convenience. The absence of an onward chain provides a stress-free transition for the lucky new owners. Immerse yourself in the charm and elegance of this meticulously renovated abode, ideal for those yearning for a harmonious blend of contemporary living and classic architectural flair. Book your viewing today and step into a world of modern luxury and timeless allure.



- Beautifully Modernised Hall Entrance Period Terraced Home
- Open Plan Kitchen / Diner
- Light Sitting Room
- Private South Facing Rear Garden
- No Onward Chain
- Highly Sought After Golden Triangle Location
- Three Bedrooms Off Landing
- Two Newly Appointed Bathrooms



Entrance Hall

Accessed via storm porch, part obscure glazed front door, engineered oak flooring, door to sitting room, carpeted stairs to the first floor, cornicing, radiator and access to dining room.

Sitting Room

14' 3" x 9' 10" (4.35m x 3.00m)

Box bay fronted double glazed windows to the front aspect, fireplace recess with tiled hearth, alcove storage, floor laid to carpet, cornicing, radiator and picture rails.

Dining Room

12' 9" x 13' 3" (3.88m x 4.04m)

Modernised open plan space with custom built timber frame double glazed French double doors to the rear garden, large under stairs storage recess, engineered oak flooring, fireplace recess with tiled hearth and exposed brick surround, radiator, picture rails and access to kitchen.

Kitchen

13' 10" x 7' 11" (4.22m x 2.41m)

Newly appointed and custom designed space comprising a range of wall and base units with oak work tops, free standing gas range cooker with extractor hood over, sunken ceramic Butler sink with mixer tap, integrated fridge - freezer and dish washer, wall mounted gas boiler in cupboard with space and plumbing for washing machine underneath, Norfolk Pamment tiled flooring and two uPVC double glazed windows to the side aspect.

Bathroom

5' 5" x 8' 5" (1.64m x 2.56m)

Newly fitted bathroom comprising a panel bath with dual shower heads over, tiled backing and glass screen, low set WC, large hand wash basin set to vanity, heated towel rail, Norfolk Pamment tiled flooring, velux window and an extractor fan.

Landing

Doors to three bedrooms and bathroom, fitted storage cupboard, floor laid to carpet and a loft hatch.

Bedroom One

11' 2" x 13' 3" (3.41m x 4.05m)

Double bedroom with large fitted wardrobes and storage, feature iron fireplace with tiled hearth, casement window to the front aspect, floor laid to carpet, coving and a radiator.

Bedroom Two

10' 4" x 10' 5" (3.16m x 3.18m)

Double bedroom with a uPVC double glazed window to the rear aspect, feature iron fireplace with tiled hearth, radiator, floor laid to carpet and coving.

Bedroom Three

9' 7" x 8' 1" (2.91m x 2.46m)

UPVC double glazed window to the rear aspect, floor laid to carpet, radiator and coving.

Bathroom

6' 1" x 4' 11" (1.85m x 1.51m)

Large walk in shower with dual shower heads, tiled backing, glass screen and drying area, low set WC, cast iron radiator, obscure uPVC double glazed window to the side aspect, LVT flooring, tiled walls, hand wash basin set to vanity, extractor fan.

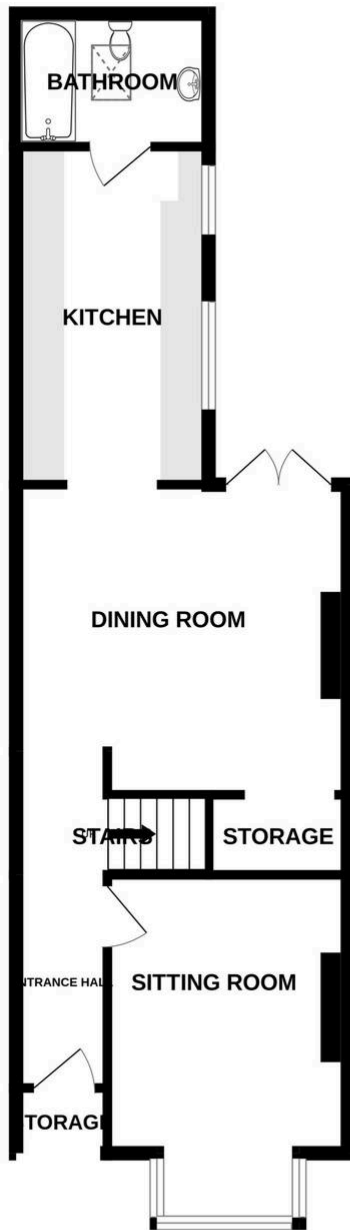
Council Tax band: C

Tenure: Freehold

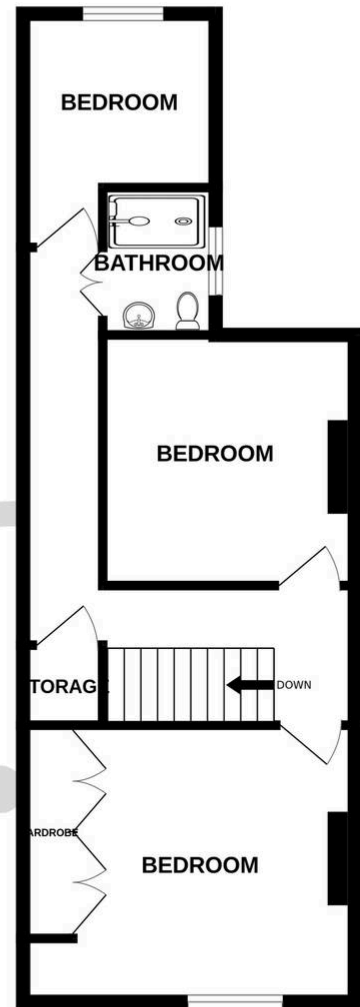
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

GROUND FLOOR



1ST 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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