



116 Glebe Road, Norwich

£375,000 Freehold



websters.

An exquisite and meticulously renovated over the passage Victorian terrace, this property offers a harmonious blend of modern elegance and timeless charm. Boasting two spacious double bedrooms and a versatile third bedroom/study off the landing, this home provides ample space for comfortable living. The property features two newly installed bathrooms, ensuring convenience and luxury for its occupants. The modernised kitchen/breakfast room is perfect for culinary enthusiasts and those who appreciate a sleek and functional living space.

With a generously sized south-facing rear garden, this home provides a serene outdoor retreat perfect for relaxation or entertaining. Situated in a highly sought-after Golden Triangle location, residents will enjoy the convenience of nearby amenities and vibrant community surroundings.



- Beautifully Modernised And Spacious Over The Passage Victorian Terrace
- Two Double Bedrooms And Third Bedroom / Study Off Landing
- Two Newly Installed Bathrooms
- Modernised Kitchen / Breakfast Room
- Generous South Facing Rear Garden
- Highly Sought After Golden Triangle Location
- Two Light Reception Rooms
- Ample Storage



Sitting Room

11' 3" x 12' 11" (3.44m x 3.93m)

Part obscure glazed front door with fan light over, uPVC double glazed window to the front aspect, floor laid to carpet, picture rails, cornicing, radiator, ceiling rose and an integrated electric fireplace with tiled hearth and wooden surround.

Dining Room

12' 3" x 9' 10" (3.74m x 2.99m)

UPVC double glazed door to the rear garden, under stairs storage cupboard, floor laid to carpet, coving, picture rails, radiator, ceiling rose and a feature fireplace with tiled hearth, iron inset and iron surround.

Kitchen / Breakfast Room

16' 6" x 8' 0" (5.03m x 2.45m)

Modernised space comprising a range of wall and base units with oak work tops, integrated electric oven with induction hob and extractor fan over, inset ceramic sink with mixer tap, space for fridge – freezer, integrated slim line dish washer, space and plumbing for washing machine, uPVC double glazed French double doors to the rear garden, uPVC double glazed window to the side aspect, tiled splash back, fireplace recess with tiled hearth and iron surround, laminate flooring, radiator and wall mounted gas boiler.

Landing

Larger than average landing over the passage, doors to three bedrooms and two bathrooms, loft hatch, picture rails, two fitted storage cupboards and floor laid to carpet.

Bedroom One

11' 3" x 11' 5" (3.43m x 3.48m)

Double bedroom with a fitted wardrobe, uPVC double glazed window to the front aspect, floor laid to carpet, radiator and picture rails.

Bedroom Two

12' 3" x 9' 9" (3.74m x 2.98m)

Double bedroom with a fitted wardrobe, uPVC double glazed window to the rear aspect, picture rails, floor laid to carpet, radiator, coving and a feature iron fireplace.

Bedroom / Study

8' 5" x 5' 1" (2.57m x 1.55m)

UPVC double glazed window to the front aspect, floor laid to carpet, radiator and picture rails.

Bathroom

9' 9" x 7' 7" (2.98m x 2.31m)

Newly fitted suite comprising a panel bath with tiled backing, enclosed shower with dual shower heads, tiled backing and glass door, low set WC, hand wash basin set to vanity with tiled splash back and heated mirror over, engineered oak flooring, heated towel rail, extractor fan and a uPVC double glazed window to the rear aspect.

Shower Room

9' 9" x 7' 1" (2.96m x 2.15m)

Newly installed shower room comprising an enclosed shower with tiled backing and glass door, low set WC, hand wash basin set to vanity with tiled splash back, engineered oak flooring, heated towel rail, fitted storage, extractor fan and a part obscure uPVC double glazed window to the rear aspect.

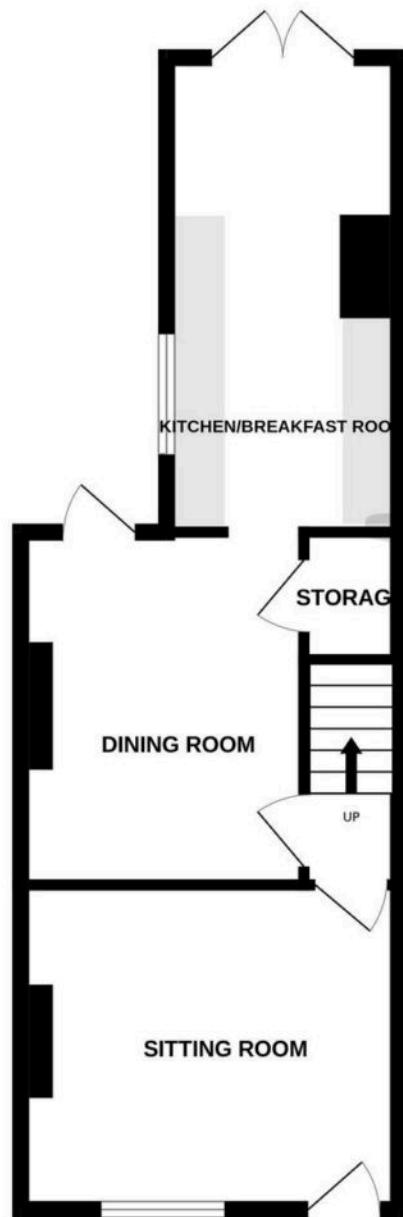
Council Tax band: C

Tenure: Freehold

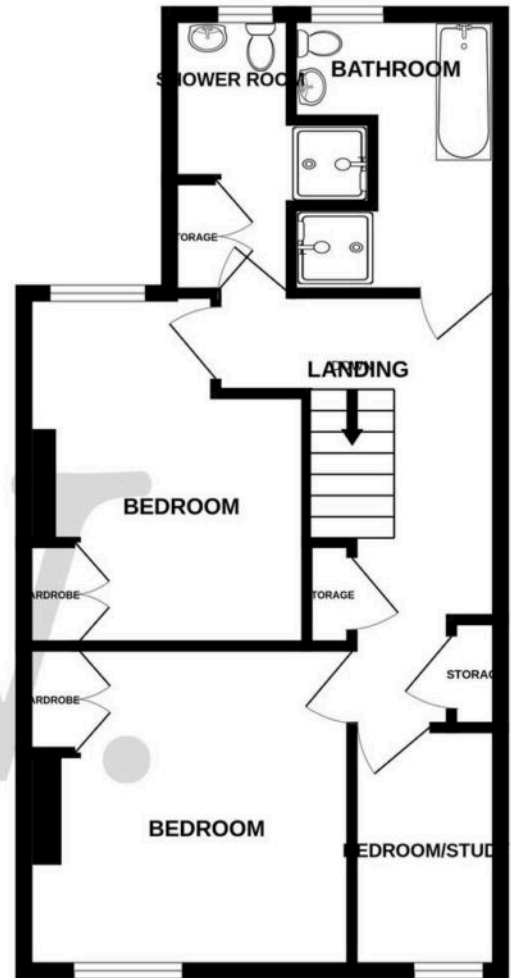
EPC Energy Efficiency Rating: D

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.
Made with Metropix ©2025

You can include any text here. The text can be modified upon generating your brochure.