



Introducing
25 Burma Road, Norwich

SOWERBYS

Located on the quiet and sought-after Burma Road in the parish of Old Catton, this spacious three-bedroom house is just a short walk from Old Catton schools and within walking distance of schools in Sprowston. The property is close to a number of bus routes, as well as Morrison's and Tesco supermarkets, plus a selection of smaller shops.

The entrance hall includes twin full-height cupboards and leads to a 27ft lounge with a large bay window and double doors opening onto a raised patio. The lounge features a 6.6kW wood burner, ideal for cosy evenings.

The open-plan kitchen/diner has double doors from the dining area leading onto the raised patio, with a separate door from the kitchen also providing patio access. The kitchen includes a built-in fridge freezer, full-height pull-out larder, oven and hob unit, dishwasher, and cooker hood, complemented by extensive wall tiling.

The utility room contains a toilet, wash basin, numerous wall cupboards, and a thermostatic fan heater for drying clothes.

The property has three double bedrooms. The principal bedroom includes a large bay window and an en-suite bathroom comprising a bath, shower, toilet, hand wash basin, and built-in cupboards, finished with floor-to-ceiling ceramic tiling. The second bedroom also has a bay window and an en-suite shower room, while the third bedroom includes an airing cupboard with electric thermostatically controlled heating. The family bathroom comprises a shower, toilet, bidet, hand wash basin, and built-in cupboards, also with floor-to-ceiling ceramic tiling.

Gas central heating is provided via a mains pressure system, capable of supplying a large volume of hot water to all locations simultaneously. All rooms have thermostatically controlled radiators.

Vertical blinds are fitted to all windows and doors. Automatic front and rear lighting is fitted with heat motion detectors.

Outside, the property has a mature rear garden arranged over three levels, including a large raised enclosed patio. The rear is fully secure with gated access, and a garden watering system is provided for both front and rear gardens. The front garden is attractive and provides ample off-road parking, and there is a large garden shed with shelving.

The property is unfurnished. Regretfully, pets and smoking are not permitted.

OLD CATTON

A charming village located on the outskirts of Norwich city centre, the village of Old Catton has a long history, dating back to at least the Saxon period. Old Catton maintains a strong sense of community, making it a wonderful place to live or visit. The village has a close-knit feel, with friendly locals and a welcoming atmosphere. The village's picturesque setting adds to its appeal. Surrounded by the lush Norfolk countryside, offering peaceful walks, scenic views, and opportunities to connect with nature. The River Wensum runs nearby, further enhancing the area's natural beauty. Despite its historical roots, Old Catton is well-equipped with modern amenities to cater to the needs of its residents. Local shops, pubs, and restaurants provide convenience and options for those who call the village home. Additionally, the proximity to Norwich ensures that all major services and facilities are within easy reach. This ancient city has been home to writers, radicals and fiercely independent spirits for over a thousand years, and today continues in its legacy as an enclave of culture and creativity. Its perfectly preserved medieval streets are home to a thriving community of small businesses, a vibrant food scene and an established arts culture. It is also a gateway to a county that continues to inspire people with its unspoilt landscapes, open spaces and big skies.

COUNCIL TAX

Band C.

LOCATION

What3words location: [///next.blog/stages](https://www.what3words.com/next.blog/stages)

ENERGY EFFICIENCY RATING

C. The reference number or full certificate can be obtained from Sowerbys upon request. To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number.

AGENT'S NOTES

No pets.

Gas central heating.

12 month initial tenancy.

Available now.

Unfurnished.



SOWERBYS

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



Sowerbys Estate Agents Limited is a company registered in England and Wales, company no: 05668606.
Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL

