



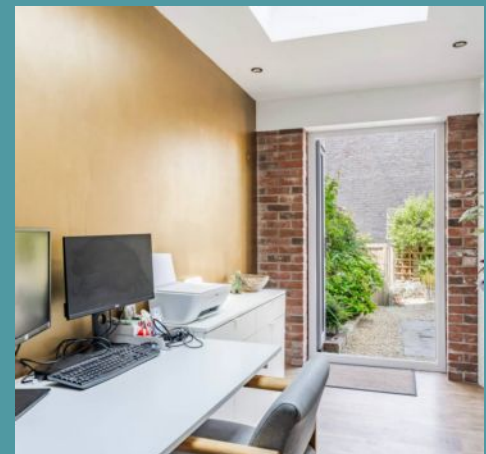
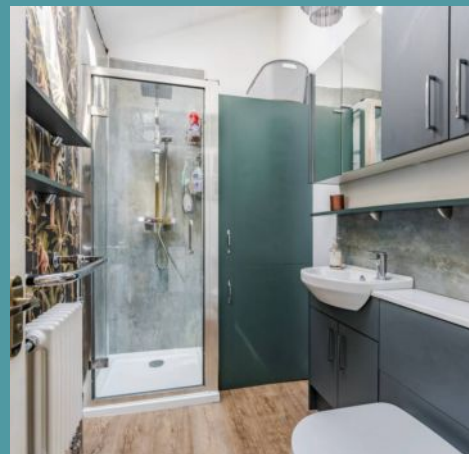
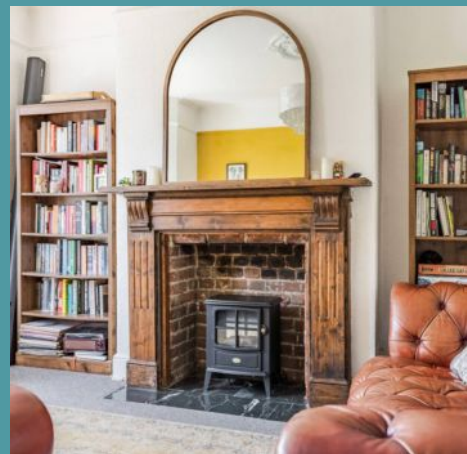
32 Magdalen Road, Norwich

Guide Price £290,000 - £300,000

32 Magdalen Road

Norwich

Tucked just moments from the lively centre of Norwich, this exquisite bay-fronted Victorian terrace effortlessly fuses period charm with tasteful modern living. Immaculately presented and move-in ready, it offers an ideal opportunity for families, first-time buyers, or investors seeking both style and substance. Behind its charming façade adorned with mature wisteria lies a thoughtfully extended and light-filled home, featuring elegant high ceilings, original fireplaces, and refined ceiling roses. The generous bay-fronted sitting room invites relaxation, while the open-plan kitchen and dining space, complete with a Rangemaster oven and brick feature wall, creates a striking heart of the home. Skylights and French doors flood the rear of the house with natural light, creating a versatile space for entertaining, dining, or working from home. With two spacious double bedrooms, two modern bathrooms, and a private, low-maintenance garden, this property offers comfort, character, and convenience—all in one of Norwich's most desirable urban settings.





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Norwich

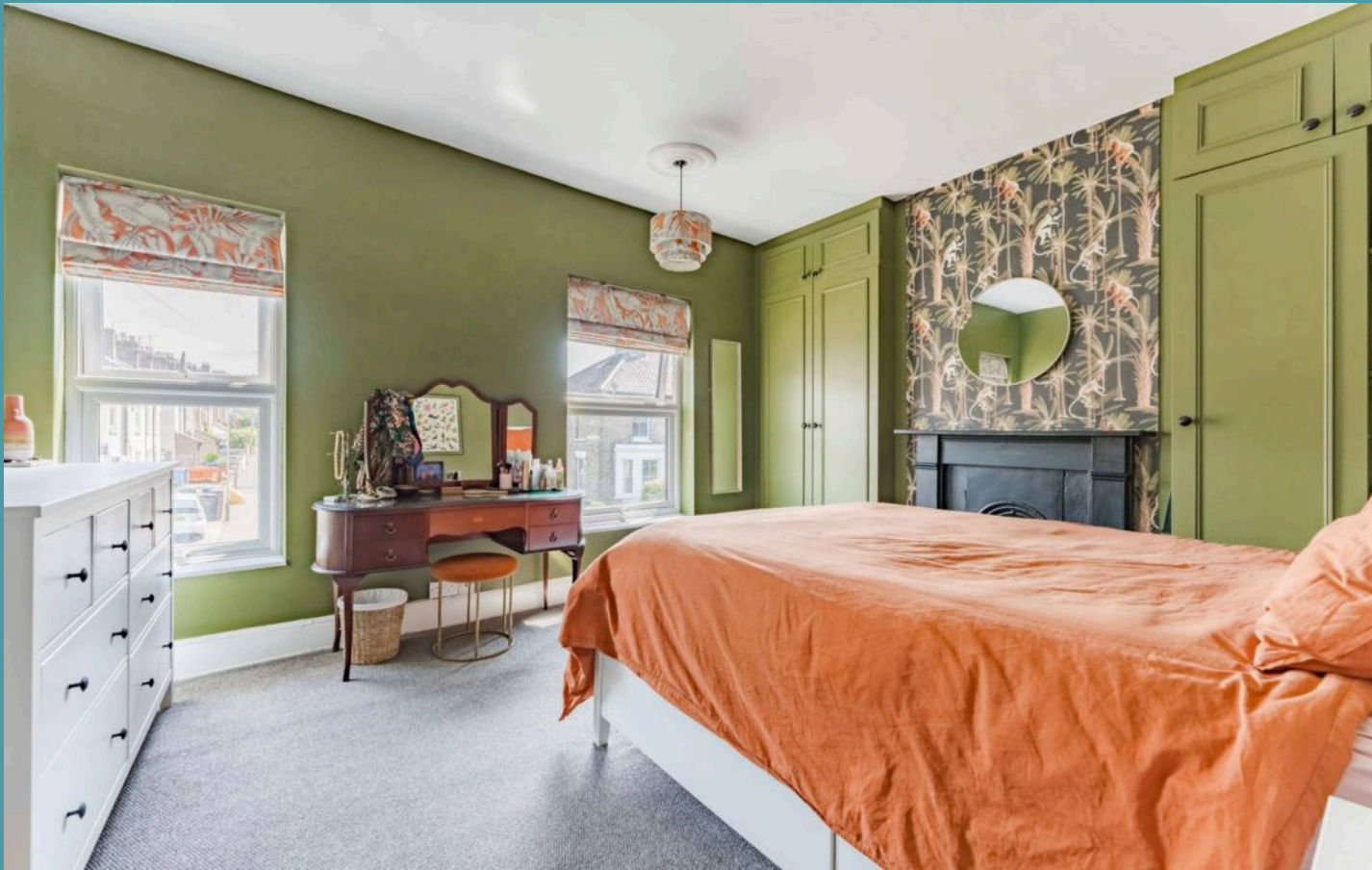
Location

Magdalen Road in Norwich is a charming and vibrant street located in the heart of the city's Sewell Ward, just a mile northeast of the bustling city centre. This community-focused thoroughfare is lined with a delightful mix of independent shops and eateries—think cosy cafés, a local florist or plant shop, a friendly bakery, an artisan butcher, a pet store, a small greengrocer, and a welcoming pub or a wine bar. The atmosphere is lively and social.

Families are well-catered for, with several schools within easy walking distance: Angel Road Infant and Junior Schools, Magdalen Gates Primary, and Sewell Park Academy for older pupils. This makes the area attractive to young families while also drawing in a mix of professionals, students, and retirees, giving it a diverse and balanced community feel.

Healthcare needs are met close to home: a few private clinics and osteopaths sit right on the road, while the Norfolk & Norwich University Hospital and the Community Hospital at Bowthorpe Road are just a short bus ride or cycle away—accessible yet not imposing. Speaking of transit, Magdalen Road is well-served by several bus routes that link directly to the city centre, university areas, hospital, and local suburbs, with bus stops peppered along Waterloo Road and nearby streets. For longer journeys, Norwich's main railway and bus stations lie about a mile to the south, offering frequent services across the country.





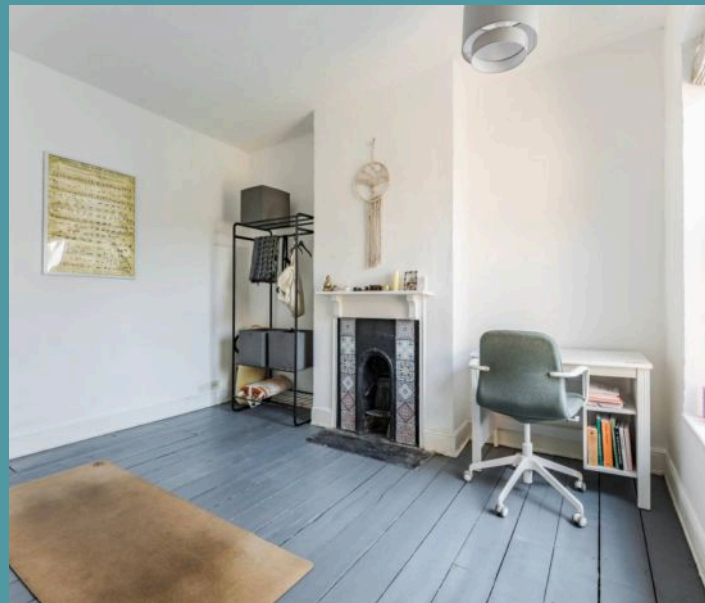
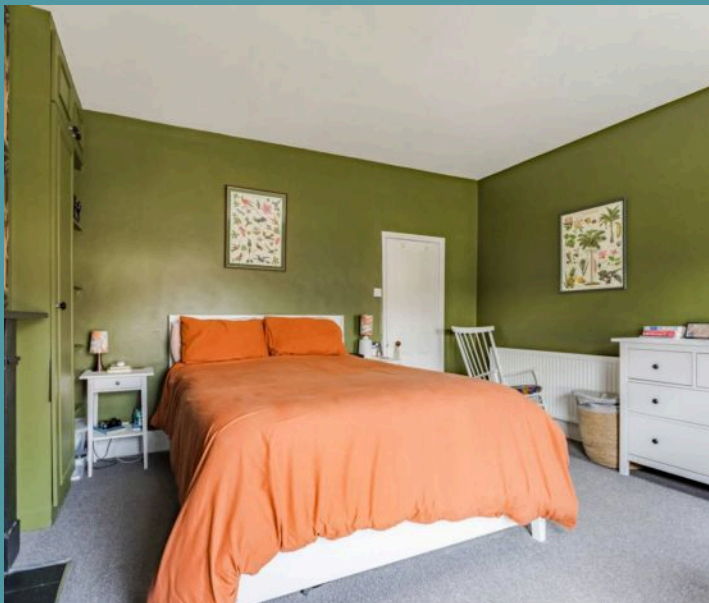
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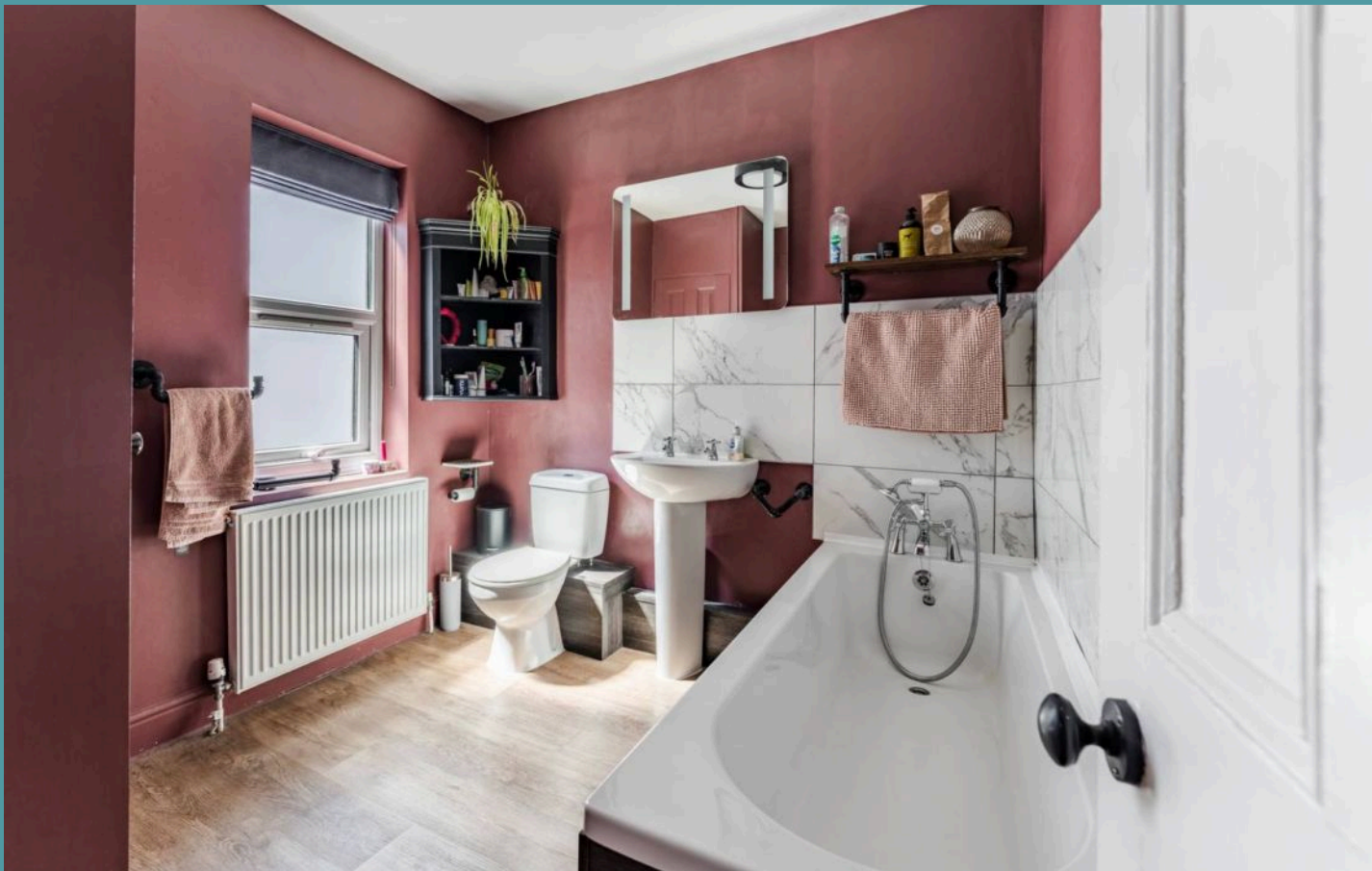
Norwich

From the moment you arrive, the home exudes charm. Two permit parking spaces offer convenient access, while a gated entrance leads into a pretty front garden, where mature wisteria climbs the façade and a thoughtfully designed shingled and patio area provides the perfect setting for a small seating arrangement. This welcoming outdoor space sets the tone for the elegance and comfort that lies within.

The entrance hall is bright and airy, showcasing high ceilings with intricate ceiling roses that continue throughout the home. To the front, a spacious sitting room is flooded with natural light from the beautiful bay window and anchored by a traditional feature fireplace, creating a warm and inviting space ideal for relaxing or entertaining guests.

To the rear, a stunning extended open-plan kitchen and dining area forms the heart of the home. Featuring contemporary cabinetry, an integrated fridge/freezer, and a striking dual-fuel Rangemaster oven set against an exposed brick backdrop, the kitchen balances form and function with effortless ease. A central breakfast bar adds sociable flow, while the adjoining dining space—enhanced by a skylight and French doors—offers a versatile area equally suited to intimate family meals, a light-filled home office or a cosy snug.





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A stylish ground-floor shower room/utility is tucked conveniently to the side, complete with high-quality fixtures and fittings, with spaces for your laundry appliances. Upstairs, two generously proportioned double bedrooms provide the utmost comfort and privacy, each benefiting from natural light and period detailing. The family bathroom is elegantly appointed with a modern three-piece suite.

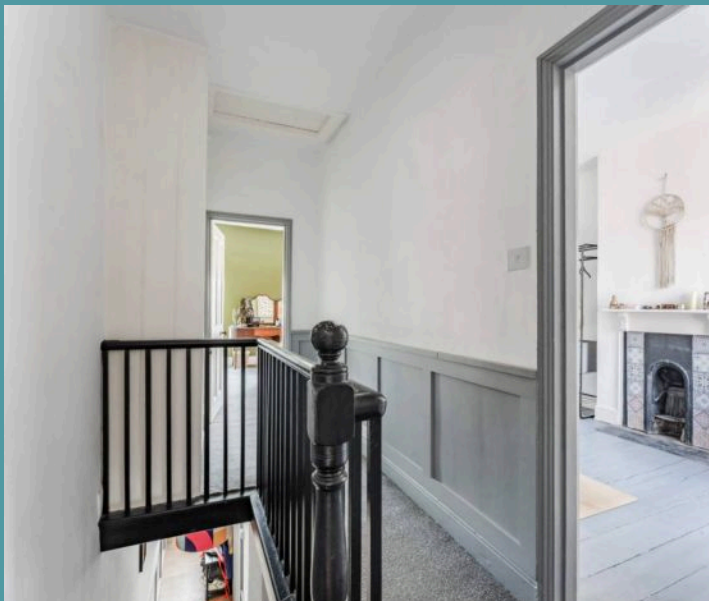
Outside, the rear garden is a private and low-maintenance, featuring a patio for al fresco dining, a small lawn, and mature shrubbery that adds structure and seasonal colour. This secluded outdoor space complements the home's internal charm, offering a relaxing escape just steps from the city centre.

Agents note

Freehold

Triple glazed windows at the front of the property

Two permit parking spaces - £70.60 for 18 months



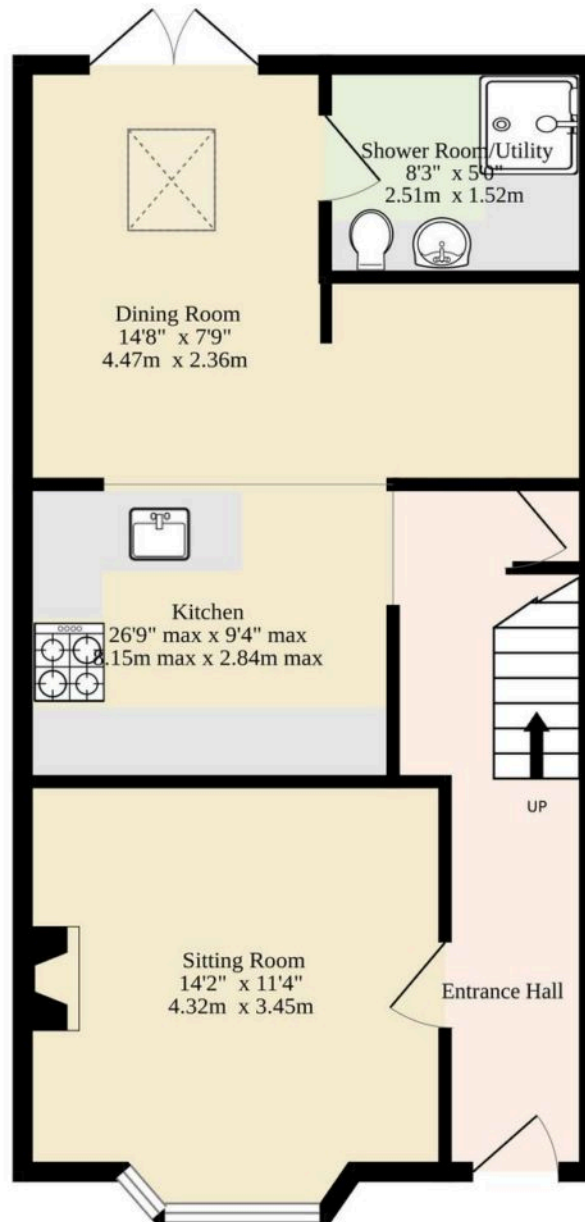


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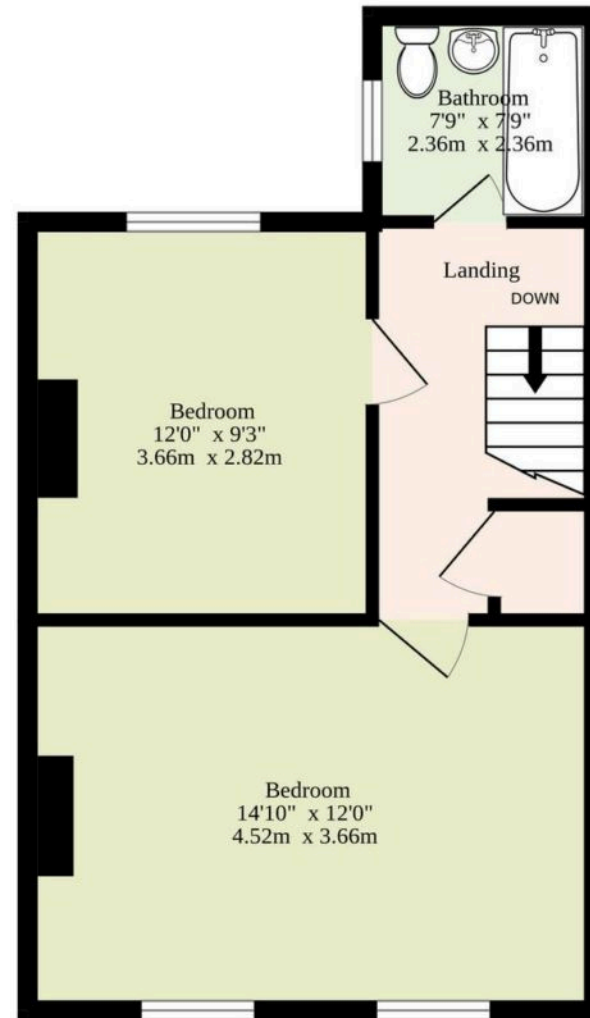
Norwich

- Beautiful bay-fronted terrace moments away from the vibrant city centre of Norwich
- Suitable family home, first home or investment purchase, with no renovation work required!
- Mid-century styling, whilst retaining the properties original character features, including a traditional fireplace and high ceilings, with ceiling roses
- Spacious sitting room accentuated by a bay window and a feature fireplace, inviting relaxation and entertaining
- Extended open-plan kitchen/dining room, equipped with contemporary cabinetry, a duel fuel Rangemaster oven, a breakfast bar unit and an integrated fridge/freezer
- A dining area and a versatile office space, featuring French doors and a skylight, encouraging intimate family meals and a light-filled space to work from home
- A ground floor shower room/utility with quality fixtures and fittings
- Two double bedrooms and a family bathroom, showcasing a three-piece suite
- A low-maintenance and private garden, with a patio area, a small lawn and mature shrubbery
- Within easy reach of local shops, schools, healthcare facilities and transport links

Ground Floor
636 sq.ft. (59.1 sq.m.) approx.



1st Floor
384 sq.ft. (35.7 sq.m.) approx.



TOTAL FLOOR AREA : 1020 sq.ft. (94.8 sq.m.) approx.

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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