

31 Kingsley Road, Norwich - NR1 3RB

£450,000 Freehold

Enjoying a convenient position just south of Norwich city centre and within walking distance of the train station, this bay-fronted Edwardian end-terrace has been tastefully modernised while retaining its period character. Designed with family living in mind, it offers four bedrooms, a bright bay-fronted lounge, a separate dining room, and a spacious kitchen/diner with plenty of room to gather. A modern shower room completes the ground floor, while upstairs features a well-appointed family bathroom with both bath and shower. The property also includes a generous cellar for storage and an enclosed, low-maintenance courtyard garden, all set within a well-established residential area.

Location

Kingsley Road enjoys a highly convenient position just south of Norwich city centre, placing it within easy reach of the Forum, Theatre Royal, two major shopping centres, and a wide selection of cafés, restaurants, and everyday amenities. Nearby green spaces include Eagle Park and Chapelfield Gardens, both easily accessible on foot. The location also benefits from strong transport links, with Norwich train station and the Riverside Retail Park within comfortable walking distance. This central setting makes Kingsley Road an ideal choice for professionals, students, and anyone seeking the ease of city living with everything close at hand. The area is also well-served by healthcare facilities, including the Norfolk and Norwich University Hospital and several nearby GP practices.



Agents notes

We understand that the property will be sold freehold, connected to all main services.

Heating system- Gas Central Heating

Council Tax Band- D



Kingsley Road, Norwich

Step through the front door into a traditional hall entrance that sets the tone for the charm and character found throughout this Edwardian home. To the front, the bay-fronted lounge is bright and inviting, featuring a character fireplace, built-in cupboards and shelving, and cosy carpeted flooring.

The separate dining room also offers built-in storage, shelving, and a period fireplace, an ideal space for entertaining or family meals.

The kitchen is spacious and thoughtfully laid out, with a stylish modern finish. It includes a butler sink, gas stove and oven, wood-effect flooring, and plumbing for a washing machine. A range of fitted units offers generous storage, while the attractive tiled splashback adds a touch of character. There's plenty of room for a dining table, making it a practical and sociable hub of the home, with access through to the rear lobby.

From here, a door leads out to the courtyard garden and also to a contemporary shower room, which features a large walk-in shower, sleek fittings, and marble-effect tiling for a polished finish. Completing the ground floor is access to a generous cellar, perfect for storage.

Upstairs, the landing leads to four bedrooms. Two of the rooms are generous doubles with built-in wardrobes and striking original fireplaces, while the bay window in the main bedroom adds extra natural light and presence. The two smaller bedrooms offer flexibility, ideal as a home office, nursery, or guest rooms.

The family bathroom is well appointed with both a stylish bath and a separate shower, complemented by modern tiled walls and wood-effect flooring.

The property benefits from double glazing throughout.

Outside, the rear of the property offers an enclosed courtyard style garden, designed for low maintenance while still providing a pleasant outdoor space to enjoy. The garden is neatly bisected, creating two defined areas that are well suited for outdoor seating, dining, or planting. A rear gate offers additional convenience and access.

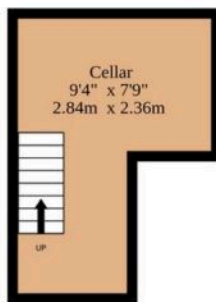
To the front, the property benefits from on-street permit parking, making it practical for residents while retaining the character of this sought-after residential road close to the city centre.



Cellar
74 sq.ft. (6.9 sq.m.) approx.

Ground Floor
674 sq.ft. (62.6 sq.m.) approx.

1st Floor
611 sq.ft. (56.3 sq.m.) approx.



TOTAL FLOOR AREA : 1359 sq.ft. (126.3 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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