



## 17 Portland Street, Norwich

£325,000 Freehold

Set across three impressive storeys, this elegant period terraced home blends original character with crisp modern style, right in the heart of Norwich's ever-popular Golden Triangle. Boasting three double bedrooms and three sleek bathroom suites, the property presents a rare opportunity for first-time buyers or families seeking generous space, contemporary living and a vibrant city lifestyle – with no onward chain to slow things down. From its charming red brick façade to its freshly redecorated interiors, every inch of this home has been thoughtfully finished, including a top-floor loft conversion that adds both flexibility and flair.



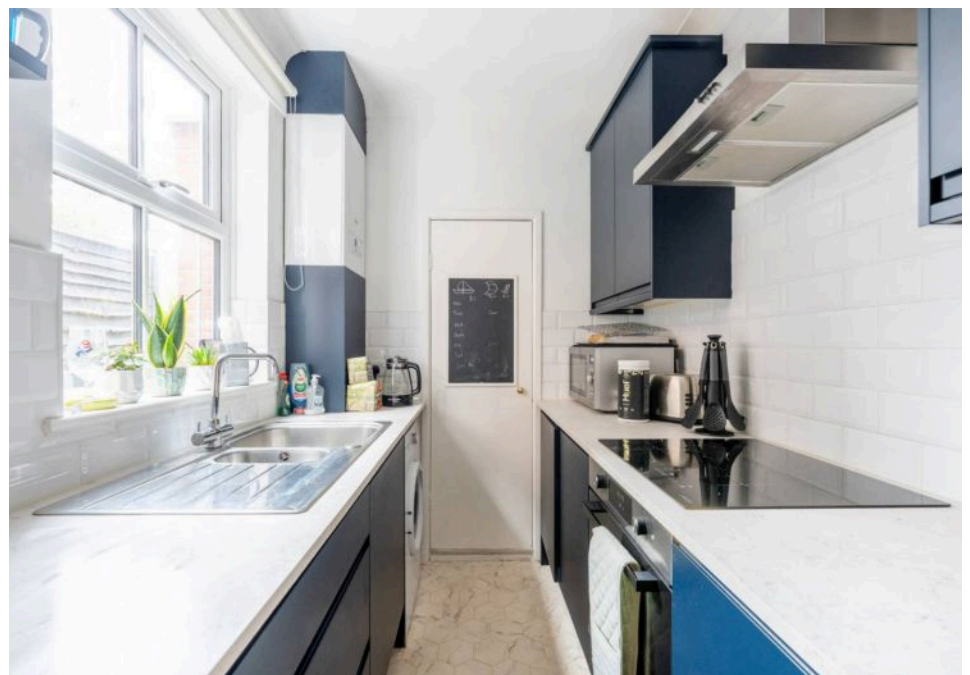
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### The Location

Norwich NR2 offers a dynamic blend of character, convenience, and community that continues to attract buyers looking for something special. This Georgian townhouse sits proudly in one of the area's most well-loved pockets, surrounded by a variety of independent shops, leafy avenues, and a thriving social scene. Whether it's a morning stroll to Heigham Park or a



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A true highlight of NR2 is its closeness to the cultural and culinary heartbeat of Norwich. From the historic splendour of Norwich Castle to the contemporary draw of the Forum, everything the city has to offer is within easy reach. Food lovers are spoilt for choice, especially with favourites like Blue Joanna offering live music and a lively atmosphere, or The George on Arlington Lane serving one of the best Sunday roasts — perfect for long, leisurely weekends.

This part of Norwich is well-known for its blend of period architecture and modern lifestyle perks. With an eclectic mix of terraced houses, stylish apartments, and elegant homes such as this one, NR2 appeals to a wide range of buyers. Add to that an impressive network of schools, public transport connections, and a buzzing local community, and it's clear why so many are drawn to this postcode.

### Portland Street, Norwich

Step inside to find two beautifully bright reception rooms, rich with traditional details such as stripped wood flooring, ornate cornicing and a cast iron fireplace in the front living room. The dining room opens directly onto the garden via French doors and leads into a recently installed kitchen that delivers on both style and practicality, with navy cabinetry, marble-effect counters, a stainless steel sink and a full range of integrated appliances.



Ground Floor  
344 sq.ft. (32.0 sq.m.) approx.

1st Floor  
306 sq.ft. (28.4 sq.m.) approx.

2nd Floor  
41 sq.ft. (3.8 sq.m.) approx.



TOTAL FLOOR AREA : 691 sq.ft. (64.2 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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