



30 Ella Road, Norwich

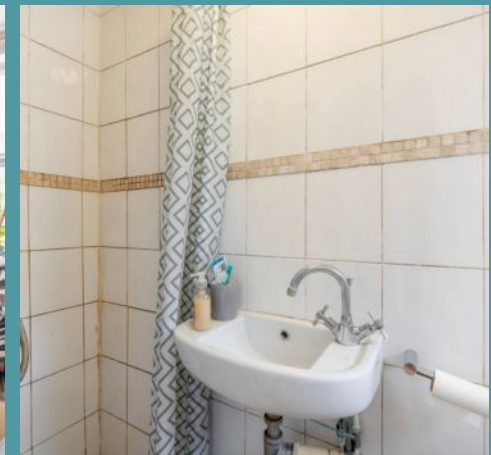
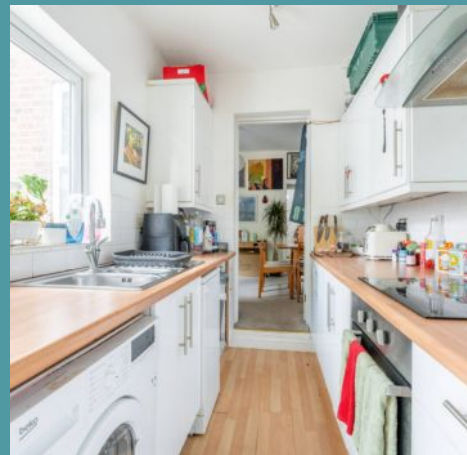
Price: £250,000



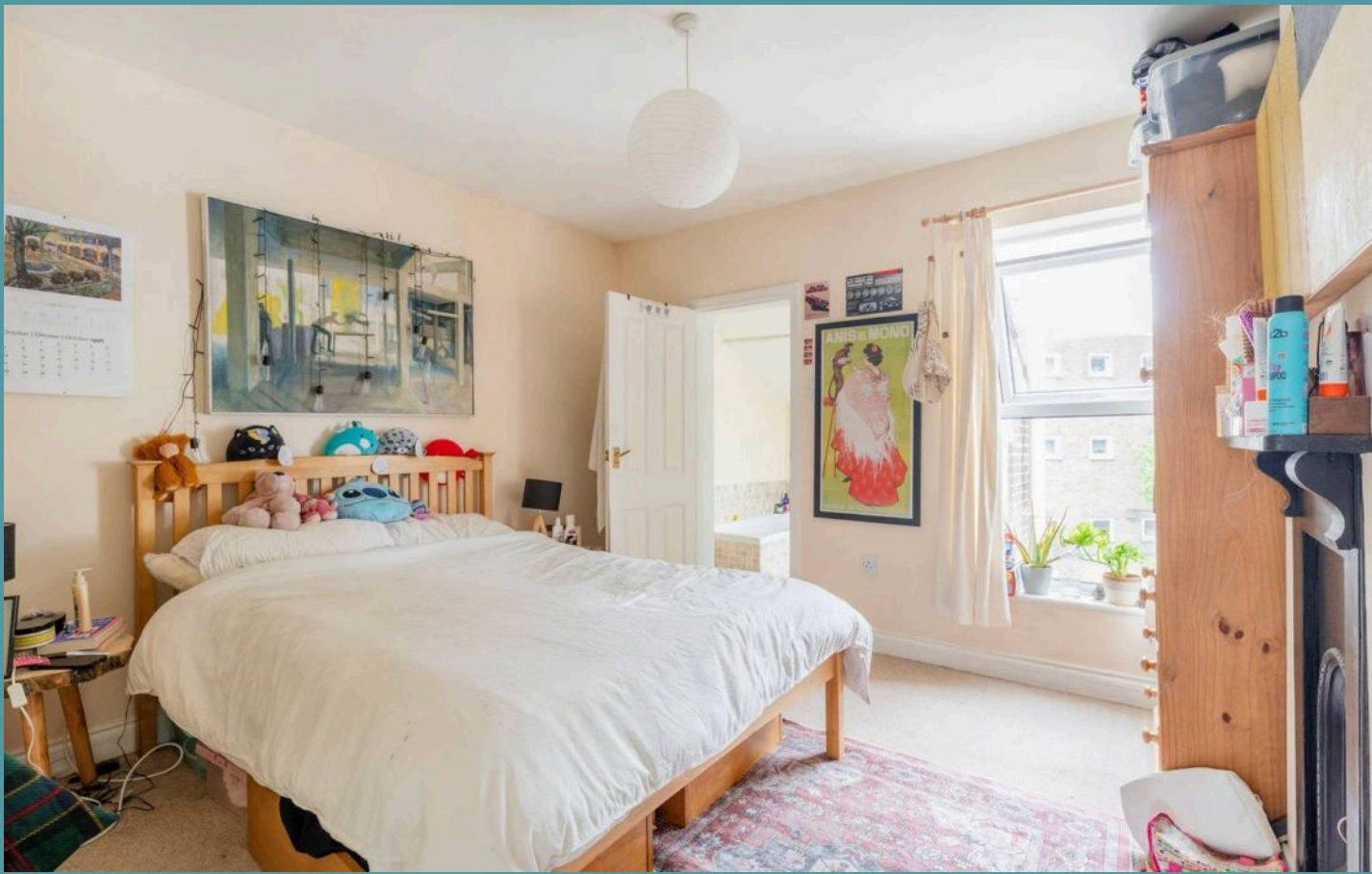
# 30 Ella Road

Norwich

Tucked away on Ella Road in Thorpe Hamlet, this charming two-bed Victorian terrace merges period character with modern comforts. You're a short stroll from Norwich Station, Riverside Retail Park and the vibrant city centre—perfect for commuting, shopping or spontaneous evenings out. Step inside to a bright sitting room with its original fireplace, a separate dining room and a sleek galley kitchen that opens straight onto the garden. Upstairs are two roomy double bedrooms, one with its own en-suite bathroom, while a handy ground-floor shower room means no morning queues. Outside, a pretty brick-walled front courtyard and a surprisingly large, lawned rear garden give you space to relax, barbecue or kick a ball about. With permit parking, good schools and green spaces nearby, it's an inviting home for professionals, couples or small families who want character without compromise.







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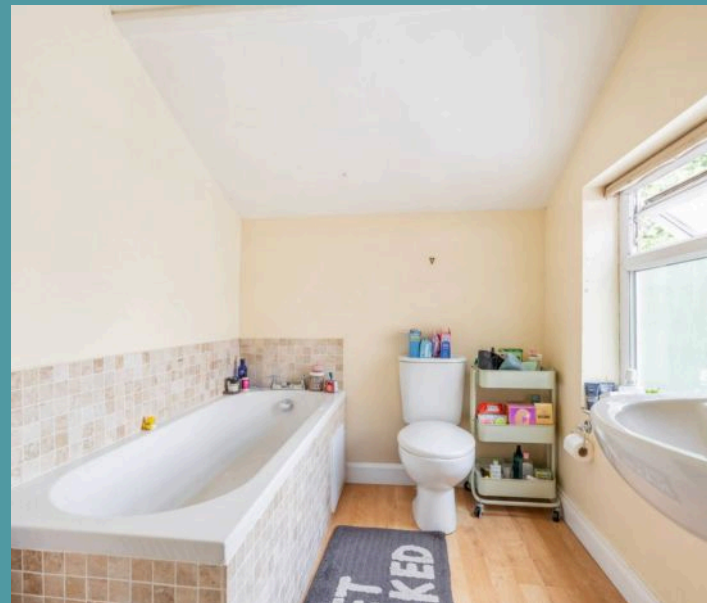
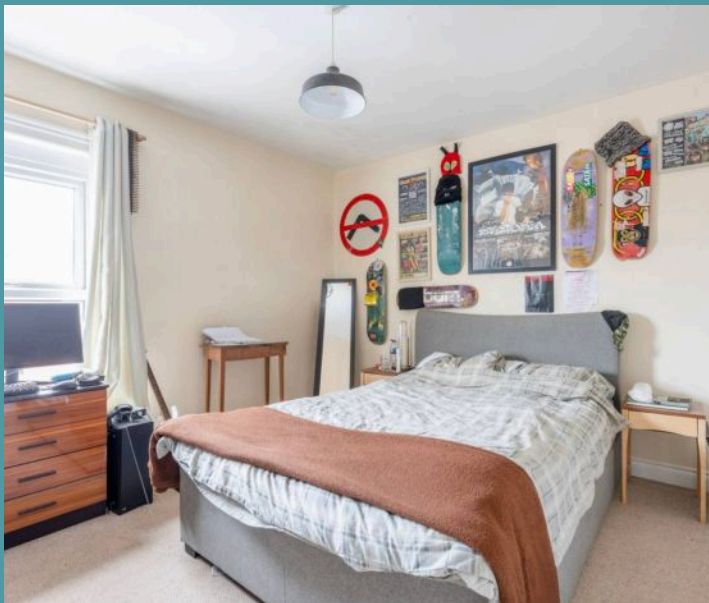
Norwich

### The Location

Ella Road enjoys a desirable position in the sought-after NR1 postcode, just east of Norwich city centre. Situated on a quiet residential street lined with attractive period properties, this location offers the perfect balance of community feel and convenience. The property is within easy walking distance of Norwich Train Station, making it ideal for commuters with direct rail links to London Liverpool Street, Cambridge, and other major cities.

A short stroll brings you to Riverside Retail Park, where you'll find a wide range of shops, cafés, restaurants, gyms, and a cinema. The city centre is also within close reach, offering an abundance of independent shops, historic landmarks, and vibrant cultural venues including Norwich Cathedral, Norwich Castle, and the Norwich Lanes. For those who enjoy outdoor space, Mousehold Heath and the River Wensum are nearby, providing scenic walking routes and green open areas for recreation.

Families will benefit from access to well-regarded local schools and nurseries, while professionals will appreciate the proximity to Norwich's growing business and tech hubs. Local bus services run frequently through the area, and major roads including the A47, A140, and A11 are easily accessible for those travelling by car.







## 30 Ella Road

Norwich

Ella Road, Thorpe Hamlet

This beautifully presented two-bedroom Victorian terraced home offers an appealing blend of period charm and modern convenience across two well-proportioned floors.

To the front, a charming brick-walled courtyard adds to the property's classic appeal. Step inside to a bright and inviting living room, complete with a stunning original feature fireplace and plush carpeted flooring. This flows through to a separate dining room with useful under-stairs storage, ideal for everyday living or entertaining guests.

The galley-style kitchen has a sleek, modern look and is fitted with a range of wall and base units, along with an integrated oven and hob. There is space for additional appliances, and a door leads out to the generous rear garden—perfect for enjoying outdoor dining or relaxation. Also on the ground floor is a shower room with WC, offering convenience and flexibility.

Upstairs, you'll find two spacious double bedrooms, each retaining original character features, including decorative fireplaces. The second bedroom benefits from direct access to an en-suite bathroom with bath, WC, and wash basin—an uncommon and highly sought-after feature in Victorian terraces.

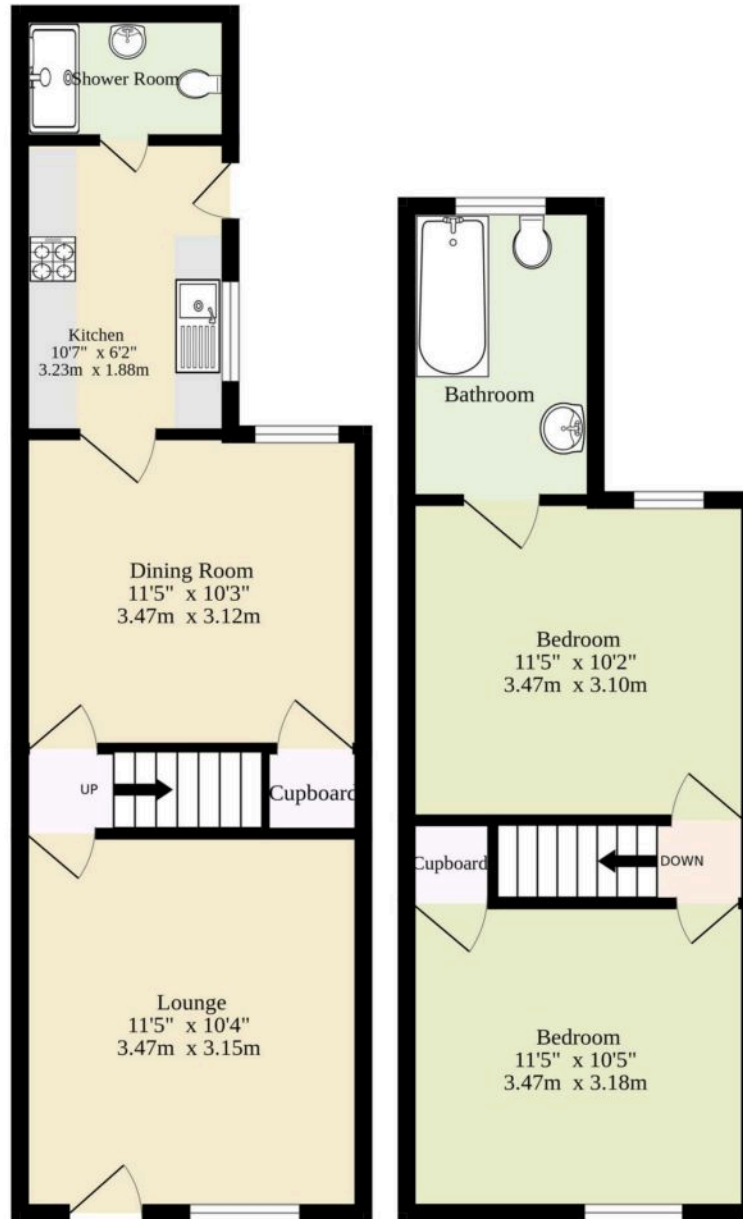
Outside, the large rear garden is mainly laid to lawn with a patio area, offering ample space for recreation and future landscaping. Permit parking is available nearby.





Ground Floor  
327 sq.ft. (30.4 sq.m.) approx.

1st Floor  
296 sq.ft. (27.5 sq.m.) approx.



TOTAL FLOOR AREA : 623 sq.ft. (57.9 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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