



4 Carrow Road, Norwich

Norwich



In Excess of **£190,000**  
Minors & Brady



# 4 Carrow Road

## Norwich

Tucked away in one of Norwich's most desirable locations, this well-presented townhouse offers a rare opportunity to enjoy stylish, low-maintenance living in the heart of the NR1 postcode. Just a short walk from the bustling city centre and Norwich train station, this property is perfectly positioned for professionals, first-time buyers, or investors seeking strong rental appeal. Inside, you'll find a bright and spacious sitting room ideal for both relaxing and entertaining, a modern kitchen complete with integrated appliances, and three comfortable bedrooms served by a classic three-piece bathroom. With residents and visitors permit parking included, this home combines everyday practicality with an enviable lifestyle right on the doorstep of everything Norwich has to offer.

- Townhouse situated in the highly sought after NR1 postcode of the vibrant city of Norwich
- Walking distance to Norwich city centre and the train station
- Perfect choice for first time buyers or investors!
- Low annual service charge compared to other comparable riverside properties
- Spacious sitting room filled with natural light, inviting relaxation and entertaining
- Kitchen equipped with modern cabinetry, an integrated oven, a dishwasher, a washer/dryer and a fridge/freezer
- Three bedrooms and a bathroom comprising of a classic three-piece suite
- Residents and visitors permit parking





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# 4 Carrow Road

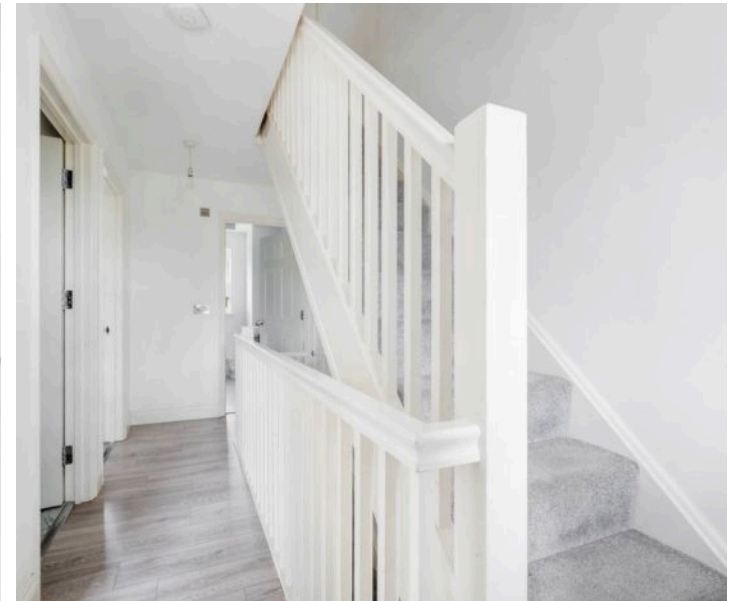
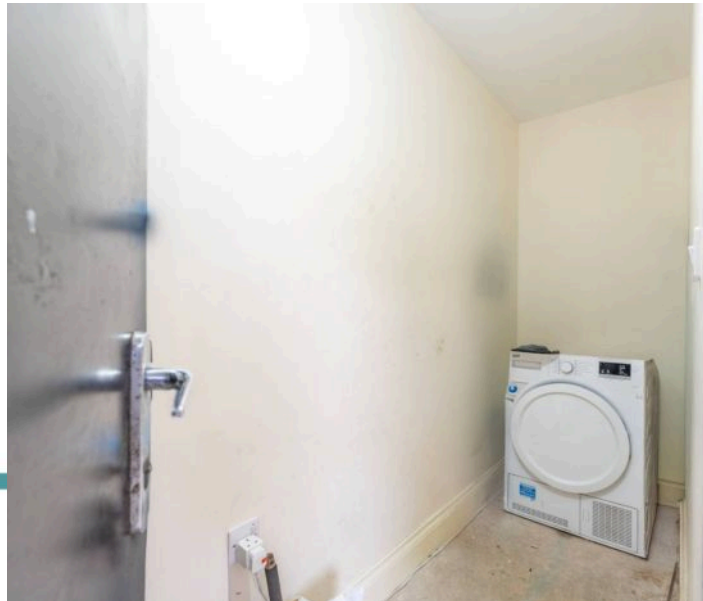
Norwich

## Location

Carrow Road is a prominent area located in the NR1 postcode district of Norwich, Norfolk, best known as the home of Norwich City Football Club. Situated just southeast of Norwich city centre, it lies adjacent to the River Wensum and enjoys excellent access to a variety of local amenities. The area is well-served by public transport, with Norwich Railway Station just a short walk away, providing regular services to London Liverpool Street, Cambridge, and other regional destinations. Numerous local bus routes also operate in the area, connecting Carrow Road to other parts of Norwich and surrounding communities.

For shopping and daily needs, residents have convenient access to Riverside Retail Park, which offers a wide range of stores including Morrisons, Boots, and Currys, alongside leisure venues such as Odeon Cinema and several restaurants. A short walk into the city centre expands the retail options significantly, including the intu Chapelfield shopping centre and Norwich Market.

Families in the Carrow Road area benefit from several nearby educational institutions. These include Lakenham Primary School and Lionwood Infant and Junior Schools, all within a short drive or walking distance. For secondary education, schools such as The Hewett Academy are also easily accessible. In terms of healthcare, the area is supported by facilities like the Thorpewood Medical Group and the Norwich Practices Health Centre, with the Norfolk and Norwich University Hospital located a short drive west of the city.



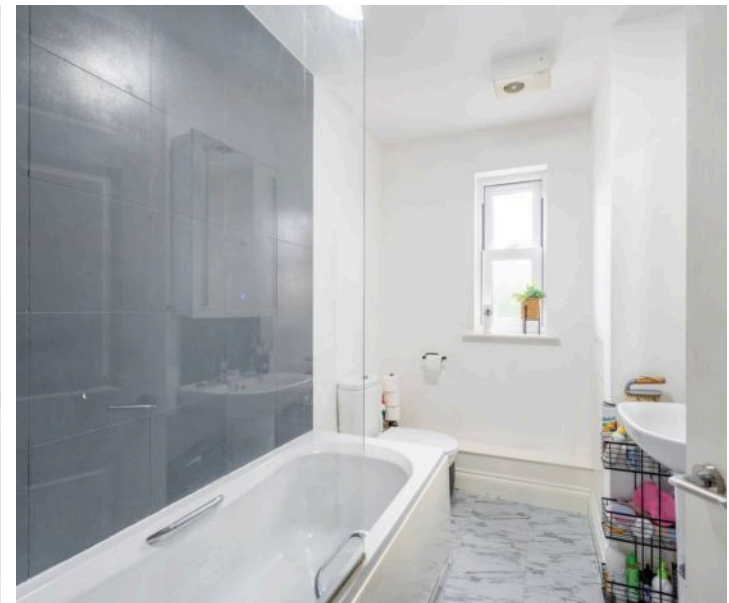
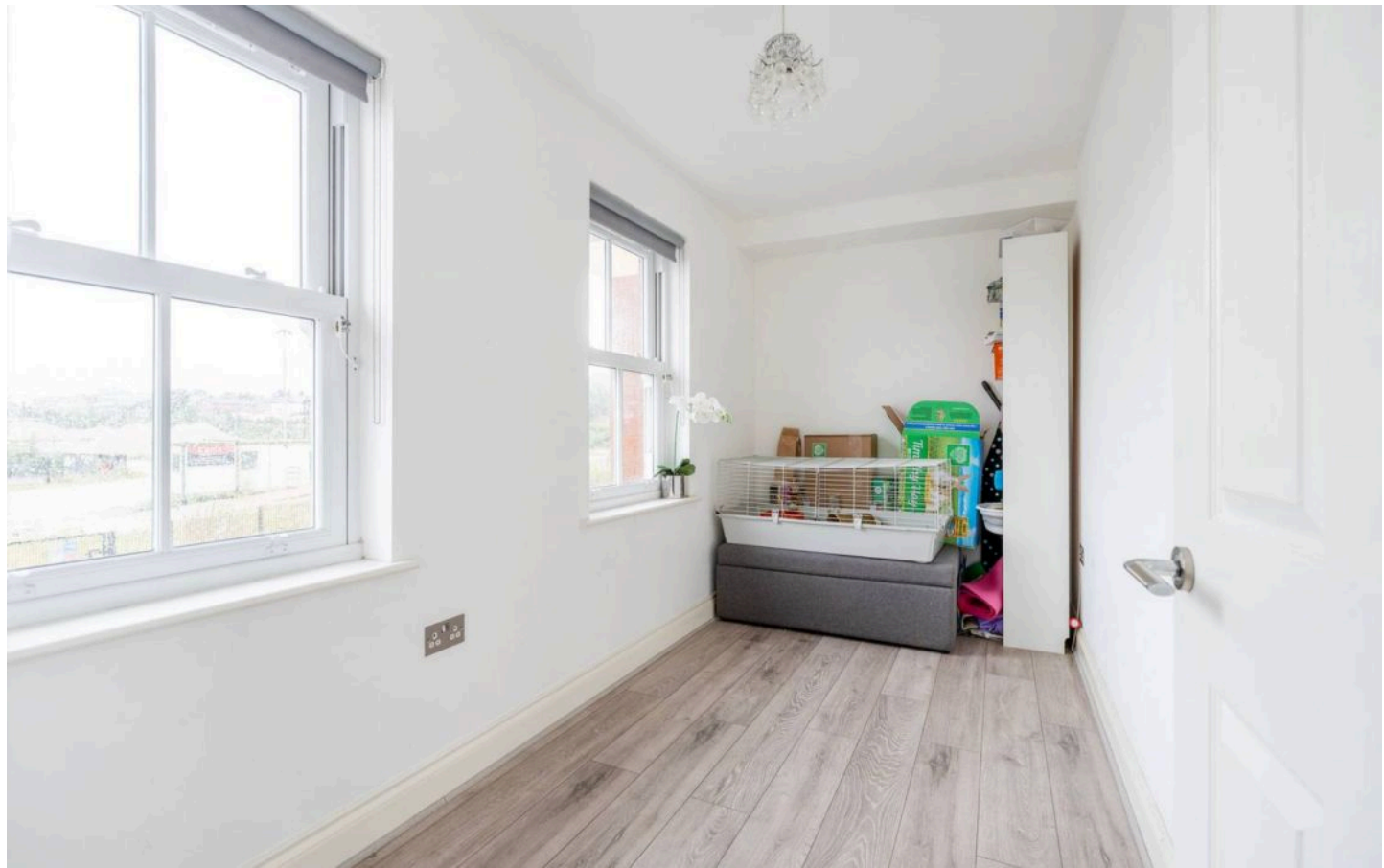
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Step inside to discover a spacious sitting room, where large windows invite in an abundance of natural light, creating a warm and welcoming space—perfect for relaxing after a long day or hosting friends and family. The adjacent kitchen is thoughtfully designed with sleek modern cabinetry and equipped with quality integrated appliances, including an oven, dishwasher, a washer/dryer, and fridge/freezer, making everyday cooking and entertaining a seamless experience. The layout also offers the potential to convert the living room and kitchen into an open-plan space, enhancing the sense of flow and flexibility. The property benefits from an under stairs cupboard with a washer/dryer.

Upstairs, the property features three well-proportioned bedrooms offering flexibility for a growing family, guest space, or a dedicated home office. The bathroom is fitted with a classic three-piece suite, maintaining timeless style and functionality.





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Outside, residents benefit from permit parking for both homeowners and visitors—an added bonus in this prime city location. Whether you're commuting, exploring Norwich's rich cultural scene, or enjoying its array of shops, cafes, and riverside walks, this home places you right at the centre of it all. A wonderful opportunity to embrace city life with comfort, convenience, and style.

### Agents note

Leasehold, with 117 years left on the lease.

Maintenance fee - approx. £300 p/a.

Smart home technology including lights, thermostats and alarms.

Fibre broadband.



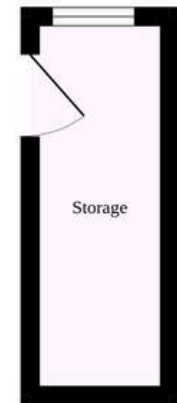
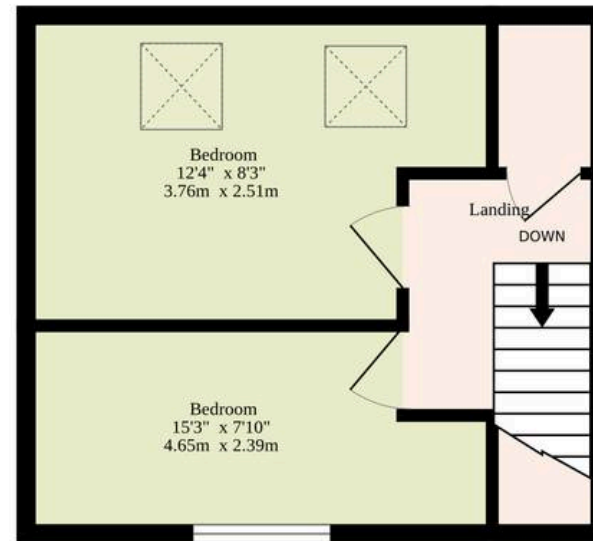
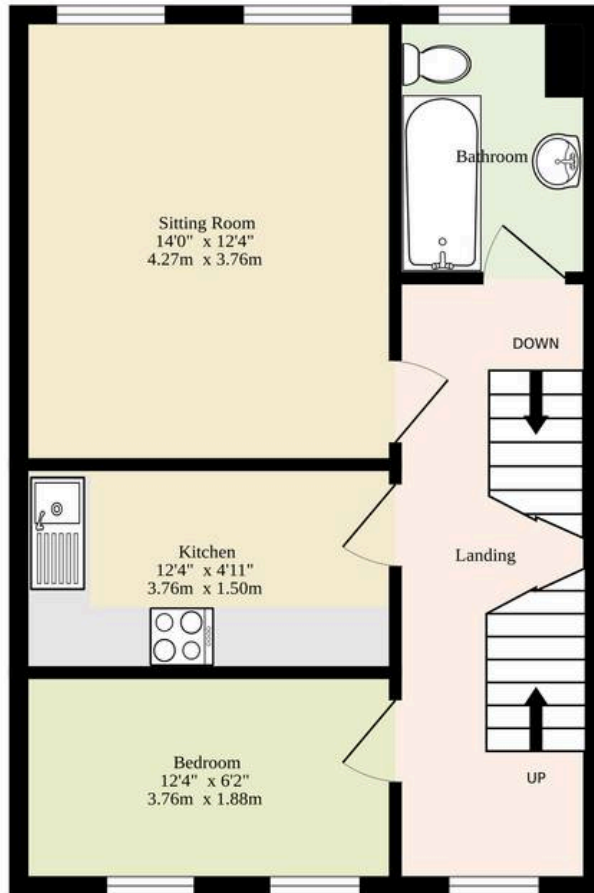
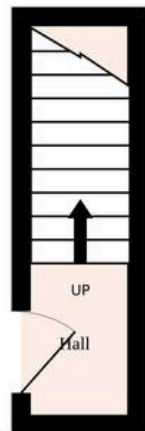
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Ground Floor  
15 sq.ft. (1.4 sq.m.) approx.

1st Floor  
454 sq.ft. (42.2 sq.m.) approx.

2nd Floor  
258 sq.ft. (24.0 sq.m.) approx.

Outbuilding  
34 sq.ft. (3.2 sq.m.) approx.



**TOTAL FLOOR AREA : 761 sq.ft. (70.7 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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# Dreaming of this home? Let's make it a reality



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