



79 Munnings Road, Norwich

Norwich



In Excess of £250,000  
Minors & Brady



# 79 Munnings Road

Norwich, Norwich

Set within the popular Heartsease estate, this well-presented three-bedroom end-terrace home offers a smart and functional layout ideal for first-time buyers. Highlights include a modern fitted kitchen with central island breakfast bar and pendant lighting, a separate utility room, and a generous lounge that flows into a bright conservatory, adding valuable living space. Upstairs are three well-sized bedrooms and a contemporary family bathroom, while outside, the enclosed rear garden features a lawn, patio seating area and storage shed. With local shops, cafés, pubs and schools nearby, plus easy access to Mousehold Heath, Riverside amenities and regular bus services, the location is as convenient as it is appealing.

## Location

Munnings Road is located in the popular Heartsease estate to the north-east of Norwich, a well-established residential area known for its strong community feel and convenient access to local amenities. The area offers a range of nearby shops, cafés, pubs, and schools, along with regular bus services into the city centre and easy road links to the NDR and A47. Mousehold Heath, a large open green space ideal for walking and cycling, is close by, as are the retail and leisure facilities at Riverside and Thorpe St Andrew. Families and professionals are drawn to the area for its balance of residential calm and urban convenience. Norwich train station and the city's cultural attractions are also just a short drive away. With a range of property styles and a friendly neighbourhood atmosphere, Munnings Road continues to be a sought-after choice for local buyers.



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## Munnings Road, Heartsease

Step through the entrance hall and into a versatile front-facing area, set up with French doors that offer both light and flexibility. This space could easily be adapted as a study, playroom, reading nook or even a casual home office.

From here, continue through to the kitchen, a modern, well-equipped space featuring a range of sleek white fitted cabinets, ample countertop space, and a stylish tiled splashback that adds a contemporary finish. The central island includes a breakfast bar with a marble-effect worktop, complemented by pendant lighting overhead, making it a natural hub for morning coffee or casual dining. The kitchen also houses a fitted sink and drainer, a gas hob with extractor fan above, and a built-in oven, with space for a washing machine. A rear door provides direct access to the garden, and the wood-effect flooring continues through to the separate utility room, which offers further worktop space, additional fitted cabinetry, a coordinating tiled splashback, and its own entrance, ideal for busy households needing a secondary access point.

Moving into the lounge, you'll find a generous reception space filled with natural light. There's ample room for both lounge and dining setups, with wood-effect flooring continuing underfoot. A former fireplace recess adds character and potential, while built-in storage cupboards are integrated into the alcoves for added practicality. Sliding doors at the rear of the lounge open into a full-width conservatory, which extends the living accommodation beautifully. The conservatory itself features French doors leading out to the garden, creating a lovely indoor-outdoor connection during warmer months.



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Upstairs, the landing houses an airing cupboard and leads to three well-proportioned bedrooms. Two of the bedrooms are comfortable doubles with plenty of natural light, one of which includes a built-in storage cupboard. The third bedroom, while slightly smaller, still offers great versatility and includes a fitted wardrobe, making it suitable for a child's room, dressing room or even a guest space.

The family bathroom is a stylish, fully tiled suite, complete with a panelled P-shaped bath and overhead shower, low level WC, hand wash basin, radiator, and inset ceiling spotlights for a clean, modern finish.

Outside, the home offers a generously sized enclosed rear garden, laid to lawn and framed by fencing and partial walling for privacy. A paved patio area provides space for seating or outdoor dining, and there's also a timber shed for additional storage. Side gate access adds convenience, making this outdoor space functional as well as welcoming.

Double glazing is present throughout the home, and the layout offers flexibility to suit a range of lifestyles.

## Agents notes

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

Heating system- Gas Central Heating

Council Tax Band- B



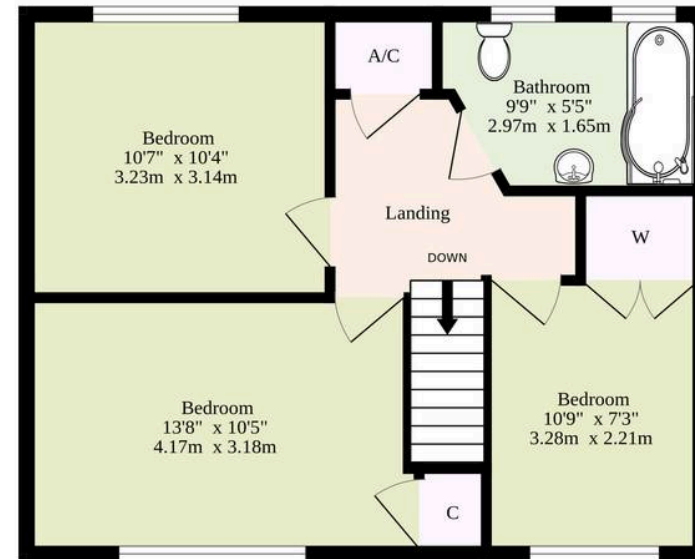
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**Ground Floor**  
605 sq.ft. (56.2 sq.m.) approx.



**1st Floor**  
423 sq.ft. (39.3 sq.m.) approx.



**TOTAL FLOOR AREA : 1028 sq.ft. (95.5 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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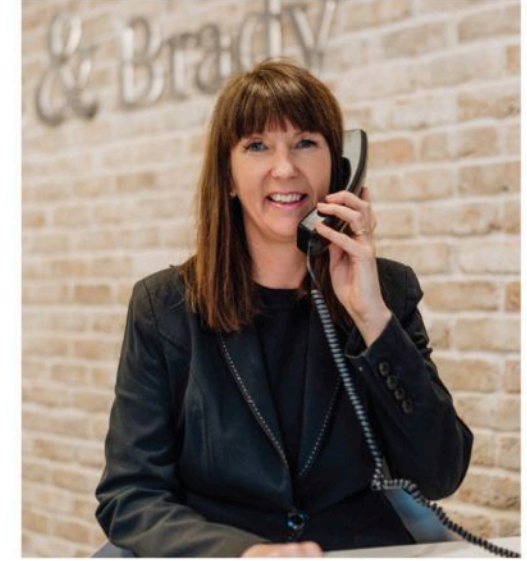
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