



83 West Pottergate, Norwich

Norwich



Minors & Brady



# 83 West Pottergate

Norwich

Set within the highly desirable Golden Triangle, this beautifully presented apartment offers a rare opportunity to secure a spacious home in one of Norwich's most coveted postcodes. Boasting two well-proportioned double bedrooms, a light-filled living area, and a stylish modern kitchen, the flat perfectly balances comfort and practicality. Its elevated position enhances the sense of space and privacy, while large windows allow natural light to flow throughout the home. Outside, residents enjoy access to well-kept communal gardens, private ground-floor storage, and convenient on-street permit parking. With double glazing and electric heating, this property is ready to move straight into or personalise to your own taste. Offering an enviable combination of charm, space, and a prime city location, this apartment is an exceptional find for first-time buyers or investors alike.

- Highly sought-after Golden Triangle location within walking distance of shops, cafés, and city amenities
- Spacious apartment offering privacy and an abundance of natural light
- Two genuine double bedrooms, both with built-in wardrobes for excellent storage
- Bright and airy lounge/diner with ample room for seating and dining furniture
- Modern, well-designed kitchen with seamless cabinetry, patterned flooring, and space for appliances



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# 83 West Pottergate

## The Location

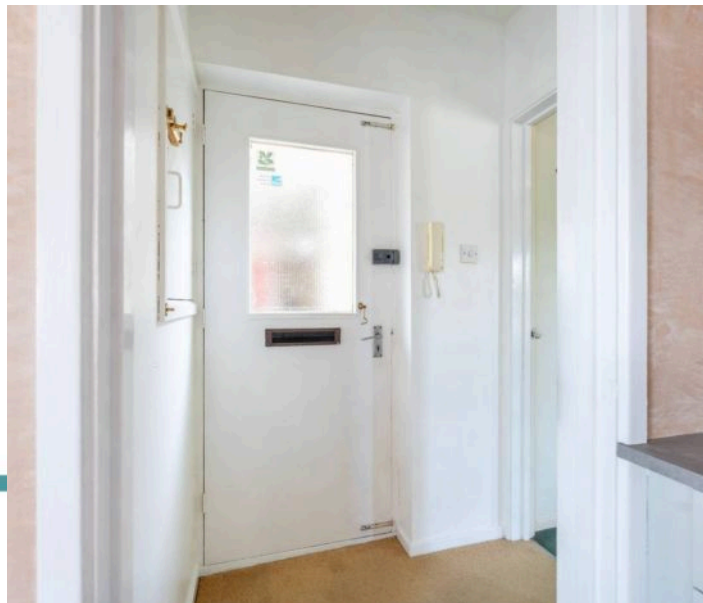
The Golden Triangle is one of Norwich's most sought-after residential areas, loved for its vibrant atmosphere, beautiful period architecture, and strong sense of community. Bordered by Earlham Road, Newmarket Road, and Unthank Road, the area is characterised by tree-lined streets, charming Victorian and Edwardian terraced houses, and a welcoming neighbourhood feel that appeals to a wide range of buyers, from young professionals to families and downsizers alike.

Living in this part of Norwich means being surrounded by an excellent choice of independent shops, cafés, bakeries, and popular eateries along Unthank Road and nearby streets, making it easy to enjoy everything from a morning coffee to fine dining just a short stroll from your front door. The Golden Triangle is also well-served by supermarkets, traditional pubs, and regular local events, creating a lively yet friendly village-like atmosphere within the city itself.

For those who love the outdoors, there are several green spaces nearby, including the much-loved Heigham Park, with its beautiful gardens and tennis courts, and a range of scenic walking and cycling routes. The area offers great transport connections, with frequent bus services, easy access to Norwich city centre on foot or bike, and convenient links to the University of East Anglia (UEA) and Norfolk and Norwich University Hospital.

With its perfect blend of history, character, and modern conveniences, the Golden Triangle remains one of Norwich's most desirable addresses. West Pottergate sits in the heart of this thriving neighbourhood, placing you within easy reach of everything the area has to offer while enjoying a welcoming residential setting.

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## 83 West Pottergate

### West Pottergate, Norwich

Positioned in a well-maintained building, this generous two-bedroom flat offers a fantastic opportunity for those seeking a light, airy, and well-proportioned home. With two genuine double bedrooms, a spacious living area, and useful built-in storage throughout, this property is perfectly suited to first-time buyers or investors looking for a ready-to-go rental option.

The flat is accessed via a secure communal entrance with entry phone system, leading to a private hallway with doors to all principal rooms. The lounge/diner enjoys plenty of natural light and offers ample space for both seating and dining furniture, creating a comfortable area to relax or entertain.

The adjoining kitchen is modern in design, featuring a seamless run of matching cupboards that create a clean, uniform look. Patterned flooring adds a touch of style, while generous worktop space and provision for appliances ensure practicality.





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Both bedrooms are genuine doubles with built-in wardrobes, making the flat ideal for sharers or those needing a home office. The bathroom is fitted with a white suite including a bath with shower over sink, and WC, complemented by a side window for natural light.

Outside, the property benefits from communal gardens, a private ground-floor storage shed, and on-street permit parking for residents.

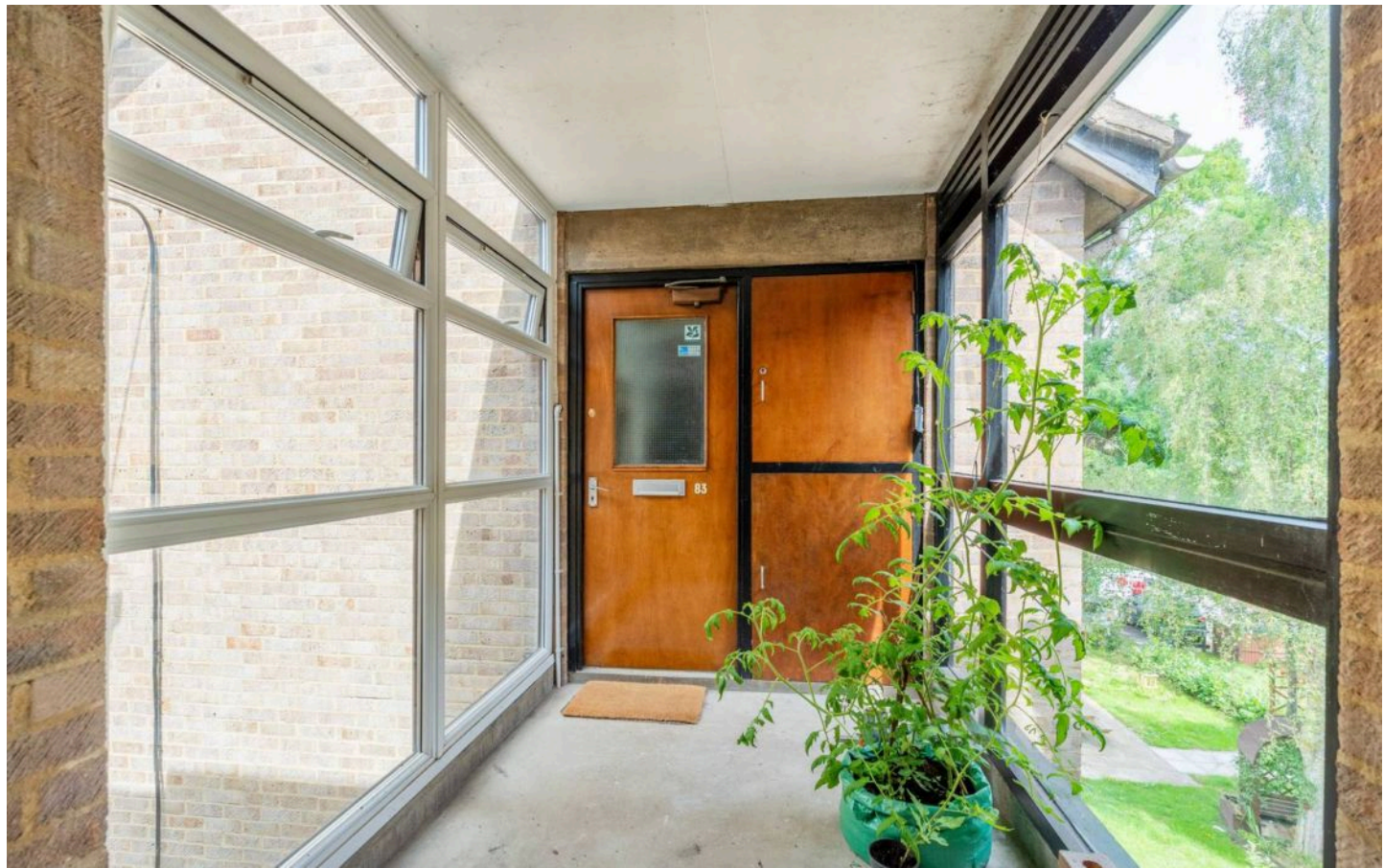
### Agents Note

Sold Leasehold (88 years remain)

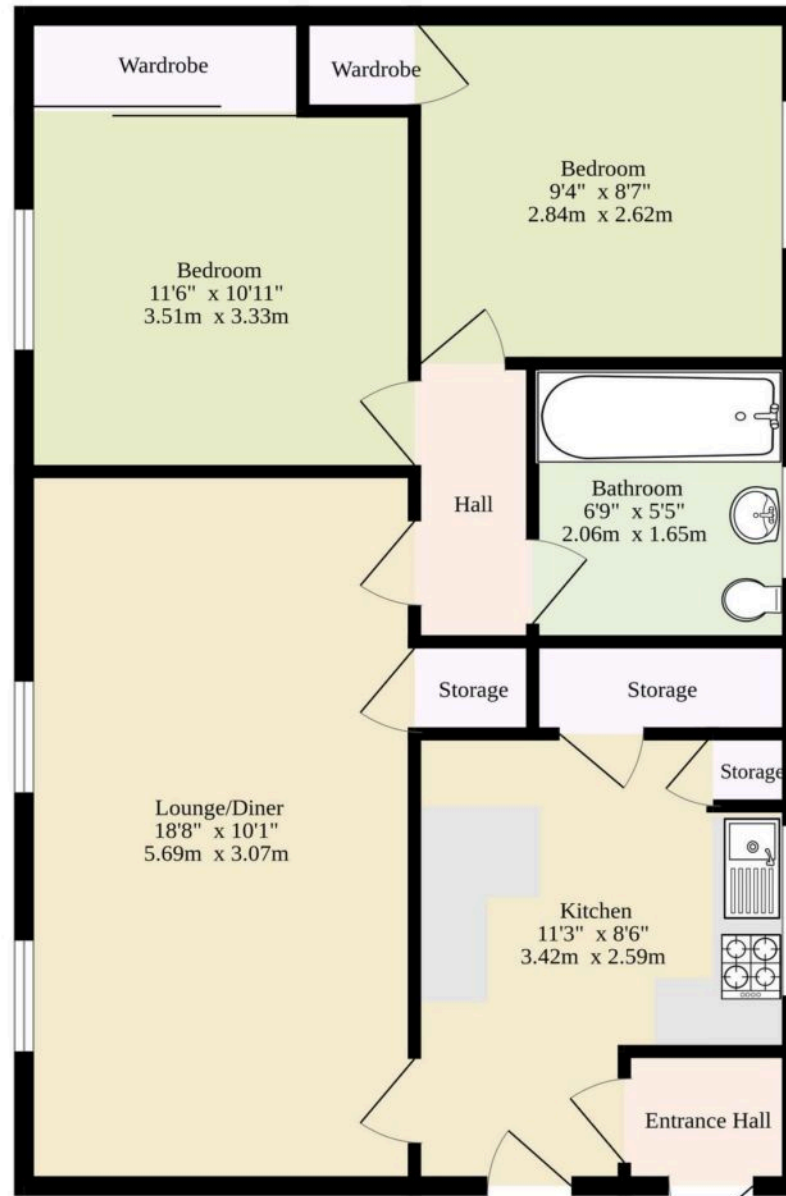
Connected to mains electricity, water and drainage.

Ground Rent: £10

Maintenance: £300-500pa



583 sq.ft. (54.2 sq.m.) approx.



TOTAL FLOOR AREA : 583 sq.ft. (54.2 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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