



36 Bishopgate, Norwich

Norwich



Minors & Brady

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Norwich

Few homes grace the market that so perfectly embody the art of sophisticated city living. Nestled on Bishopgate, one of Norwich's most esteemed streets, this impeccably restored period residence exudes both warmth and character. Perched on a no-through road just moments from Norwich Cathedral and the heart of the city, it pairs peaceful surroundings with unparalleled convenience. Behind its charming façade lies a home of great character and quality, where period features and thoughtful modern updates exist in perfect harmony. From the elegant bay-fronted sitting room to the generous open-plan kitchen and sunroom, every space has been designed with equal attention to elegance and ease. The beautifully landscaped south-facing garden, complete with patio, greenhouse and workshop, provides a calm haven in the heart of the city. With its proximity to schools, the train station, and an array of restaurants and amenities, this is Norwich living at its most desirable.



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36 Bishopgate

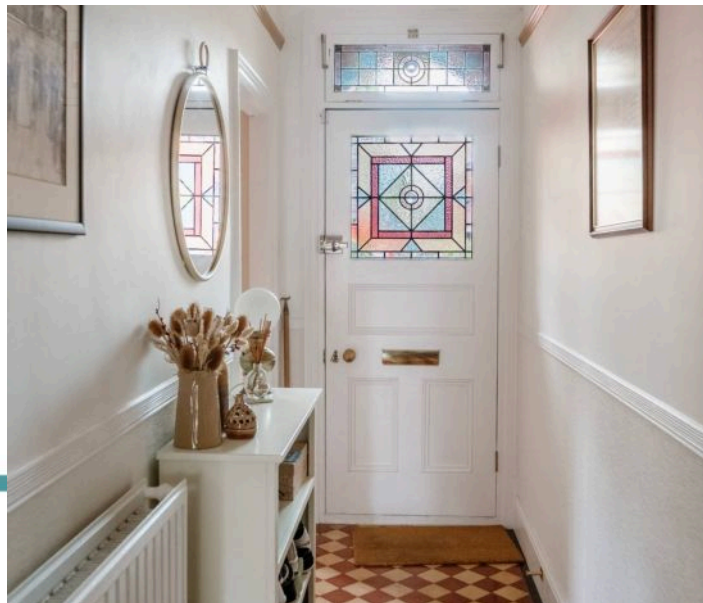
The Location

Set on the highly desirable Bishopgate, in the historic heart of Norwich, this exceptional home enjoys a truly enviable setting on a quiet no-through road—a rare pocket of peace just steps from the soul of the city. Its location strikes a perfect balance between serenity and accessibility, placing you at the edge of the breathtaking Norwich Cathedral precincts. From your front door, a short and beautiful walk through the leafy tranquillity of Cathedral Close leads you directly into the vibrant city centre, rich with medieval charm and modern energy.

This is a neighbourhood woven with history, culture, and convenience. The esteemed Norwich School lies close by, as do the Cathedral's green spaces—ideal for quiet reflection or impromptu picnics. In every direction, you're surrounded by architectural beauty and riverside scenes, with the River Wensum just moments away.

Within easy walking distance, the mainline train station provides direct routes to London and the coast, ideal for both commuting and weekend escapes. Everyday needs are effortlessly met with an array of nearby local amenities, while evenings invite you to explore the city's renowned dining scene—from independent bistros to celebrated fine dining, along with a vibrant mix of characterful pubs and wine bars. Whether you're gathering with friends or enjoying a quiet evening stroll through cobbled streets, this is city living at its most elegant and effortless.

In a city celebrated for its heritage, culture, and community, Bishopgate stands out as a street of particular distinction—a place where Norwich's historic heart meets modern refinement.



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Bishopgate, Norwich

Discreetly tucked behind a charming half-bricked, half-bushed hedged frontage, this beautifully curated home offers a tranquil welcome through a secluded courtyard—a hidden moment of calm before entering. Victorian tiled flooring elegantly paves the path to the rich green front door, adorned with coloured glass and gently cloaked in climbing greenery, giving a prelude to what lies within.

Step inside to find the timeless Victorian tiled hallway continued, setting a tone of tasteful continuity. Original tiled flooring extends throughout, complemented by handy under-stairs storage. To your right, the sitting room is bathed in natural light from a grand bay window, its proportions framed by detailed coving that sweeps around the ceiling and anchored by an original (period) fireplace. Recessed shelving with cupboards beneath on either side adds both function and form, ideal for displaying your treasured pieces.

This home has been sympathetically redecorated with a respect for its period origins while embracing the rhythms of modern life. Beyond the sitting room lies a spacious dining room, equally rich in character. Built-in shelving and cupboards frame the fireplace, and French doors open directly onto the garden, infusing this space with both warmth and an effortless connection to the outdoors.



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A recently installed and stylish downstairs cloakroom adds convenience and polish, while the heart of the home, its spacious open-plan kitchen and garden room, extends generously to the rear. The kitchen, arranged in a smart galley layout, is fitted with high-end integrated appliances, including a Neff Hide & Slide oven with steam function, a Neff combination oven with microwave, a Bosch fridge freezer, dishwasher, and washer/dryer. Granite worktops, a ceramic sink, and an integrated induction hob elevate the space. Twin skylights above are automated Velux windows, flooding the sunroom with natural light, while supplementary underfloor heating ensures year-round comfort. This luminous setting offers uninterrupted vistas of the stunning garden beyond. Ascending the stairs, the upper floor is a triumph of light and design. The main bedroom, softly decorated in calming pinks and pastels, is crowned by a bay window that spills daylight across the original fireplace and built-in storage. A rare luxury in a period city home, the ensuite shower room is modern, crisp, and cleverly designed with a corner shower. Formerly a fourth bedroom, this space now features Porcelanosa tiles, a suspended vanity unit with LED heated mirror, a Mira dual digital shower, a Villeroy & Boch wall-hung toilet, dual fuel towel rail, supplementary underfloor heating and an obscured glass window for privacy.



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Two further bedrooms each bring their own charm and flexibility. Bedroom 2 enjoys full-height built-in storage and an original fireplace, while Bedroom 3, currently arranged as a single, can comfortably accommodate two singles or a double bed. The family bathroom continues the blend of old and new, with a period fireplace, Porcelanosa wall tiles, a shower-over-bath, a suspended Geberit vanity unit, heated LED mirror, and an airing cupboard housing the hot water tank.

As the day winds down, the upper floor becomes a sanctuary—each room drawing the golden light in as evening falls.

Step outside into the garden, a true oasis of calm and colour. A patio flows from the sunroom and sweeps around to meet the French doors of the dining room, perfect for entertaining. Steps lead down to an immaculate, well-maintained lawn, flanked by well-tended borders bursting with flowering shrubs and mature trees. Discreet patio pavers create a gentle path through this private paradise, which includes a Rhino greenhouse (negotiable) and a generous workshop and potting shed, ideal for gardeners and hobbyists alike. The garden is south-facing, basking in light throughout the day.

Practicalities are also well considered, with on-street permit parking available at just £56 per annum (medium car) plus visitor options.

This is more than a house—it is a beautifully restored and impeccably presented home that offers depth, distinction, and undeniable charm in every corner. A rare opportunity to live in a residence that has been so thoughtfully designed to celebrate its history while embracing a contemporary lifestyle.

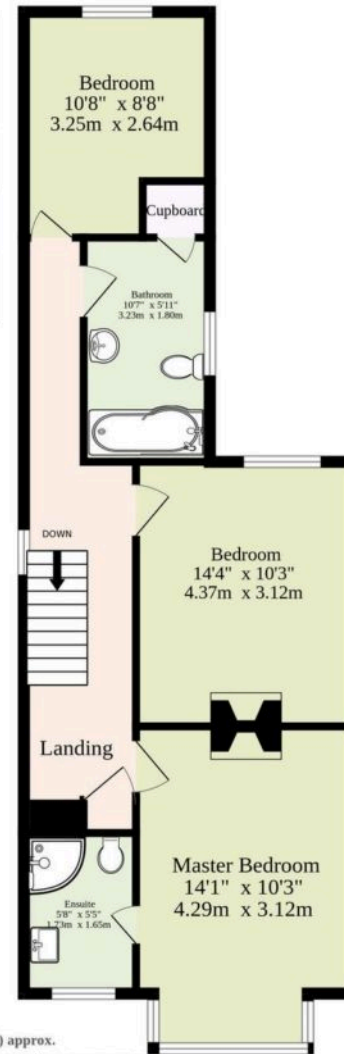
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Ground Floor
1020 sq.ft. (94.8 sq.m.) approx.



1st Floor
656 sq.ft. (60.9 sq.m.) approx.



TOTAL FLOOR AREA : 1676 sq.ft. (155.7 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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