



71 Olive Road, Norwich

Norwich



Minors & Brady



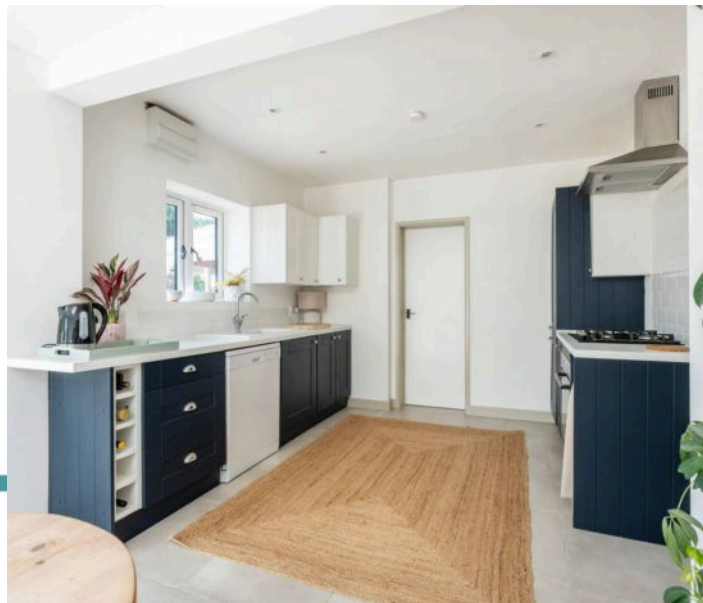
# 71 Olive Road

Norwich, Norwich

Newly renovated and beautifully presented, this detached bungalow offers stylish, move-in-ready living with an impressive open-plan kitchen and family room featuring a skylight, bi-folding doors to the garden, and a modern fitted kitchen complemented by a separate utility room with WC. The generous lounge is filled with natural light and includes a fireplace, while two bay-fronted double bedrooms and a versatile single provide comfortable accommodation. A contemporary family bathroom with stylish fittings completes the interior, all enhanced by quality flooring throughout. Outside, a lovely enclosed rear garden boasts mature planting, patio spaces, a covered seating area, and a summer house, while the gravel driveway and brick-built detached garage provide ample off-road parking. Ideally located for the University of East Anglia, Norfolk and Norwich University Hospital, the city centre, and a range of local amenities, schools, and transport links.

## Location

Olive Road is set within the Bowthorpe area to the west of Norwich, offering excellent access to the University of East Anglia, Norfolk and Norwich University Hospital, and the city centre. The area benefits from a range of local amenities, including convenience stores, supermarkets, cafés, and takeaways, along with green spaces for outdoor recreation. Well-regarded schools and regular bus services make it convenient for both families and professionals. The nearby A47 provides easy road links across Norfolk and towards the coast, while the vibrant city centre, with its shopping, dining, and cultural attractions, is only a short drive or bus journey away. Bowthorpe also offers easy access to nearby retail parks for additional shopping and leisure options, and there are plenty of scenic walking and cycling routes in the surrounding area.



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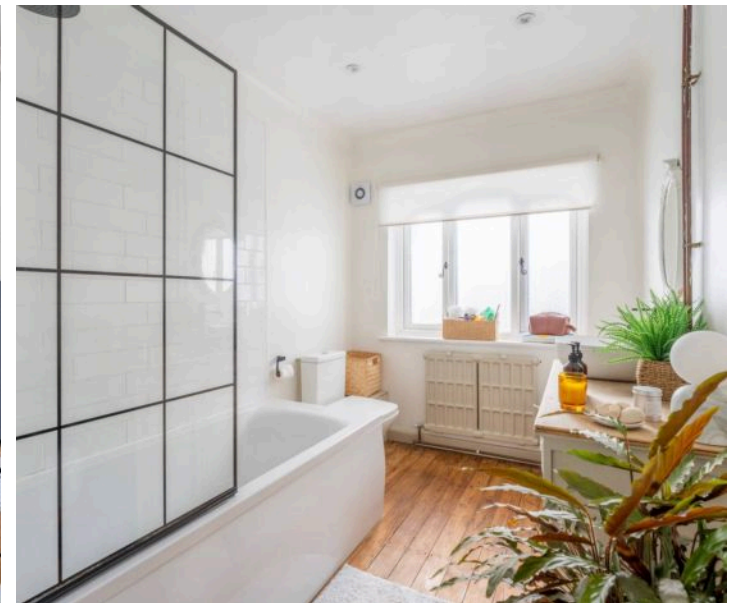
Norwich, Norwich

## Olive Road, Bowthorpe

Stepping into the welcoming entrance hall, you are greeted by attractive herringbone wood-effect flooring and practical storage cupboards, setting a stylish yet functional tone for the home. To one side, the lounge offers a bright and inviting space, enhanced by solid wood flooring, a charming fireplace, and shelving neatly set into the recess. Large windows invite in natural light, while French doors at the far end create a sense of connection to the heart of the home.

These doors open into an impressive open-plan kitchen and family area, a beautifully designed space that feels both expansive and full of light. Bi-folding doors draw the eye toward the garden, complemented by a central skylight and inset ceiling lighting. The tiled flooring runs seamlessly throughout, leading into the modern fitted kitchen, complete with sleek units, generous worktop space, a ceramic sink, fitted oven and hob, and room for a dishwasher. Just off the kitchen, a separate utility room provides additional worktop space, shelving, plumbing for appliances, and a convenient WC.

The property offers three comfortable bedrooms, each enjoying excellent natural light. Two bay-fronted doubles provide generous proportions, while the third, a versatile single, is still spacious enough to serve as a home office or guest room. The contemporary family bathroom brings a touch of luxury with its panelled bath and shower over, stylish fittings, integrated storage beneath the basin, wood-effect flooring, and inset lighting.



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Outside, the rear garden is a real highlight, a beautifully enclosed and well-established space with mature trees, flowering shrubs, and lawned sections framed by planted borders. Patio areas provide spots for entertaining or relaxing, while a covered seating area offers year-round enjoyment. A summer house adds charm and versatility, and the garden is further enhanced by outdoor lighting and side access.

To the front, a gravel driveway provides ample off-road parking and leads to the brick-built detached garage, all framed by neat boundaries that give the property a smart, welcoming approach.

## Agents notes

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

Heating system-Combi Boiler

Council Tax Band- C

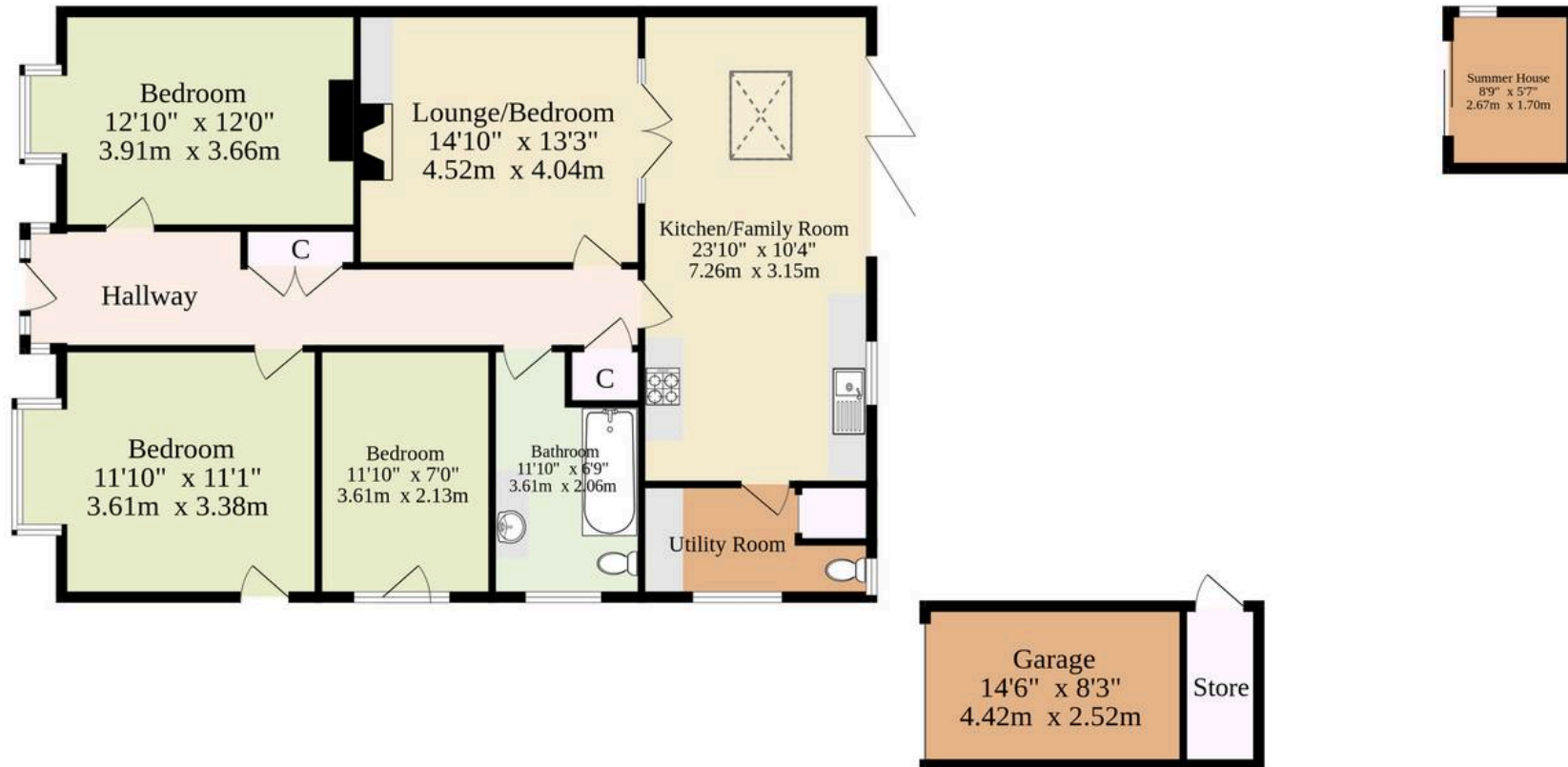


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# Ground Floor

1151 sq.ft. (106.9 sq.m.) approx.



Sqft Includes Garage, Store And Summer House

TOTAL FLOOR AREA : 1151 sq.ft. (106.9 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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Branch Manager



Meet *Rosie*  
Senior Sales Progressor



Meet *Tristan*  
Senior Property Valuer

# Minors & Brady

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