



92 Waterloo Road, Norwich
Norwich



Minors & Brady

92 Waterloo Road

Tucked gently behind a green hedge and marked by its vibrant red door, this end-terraced home hints at charm before you even step inside. With a warm, character-filled interior and a layout that balances comfort with flexibility, it's a home that invites creativity and personal touch. Inside, the living spaces feel welcoming and lived-in, with standout features like a deep blue accent wall and a brick fireplace adding depth and style. The red kitchen and orangery-style utility space bring colour and practicality together, while three bedrooms upstairs offer options for family life or working from home. Outside, the garden stretches out with promise—bordered by a wall and mature hedge, it's a quiet, sunlit canvas waiting to be shaped. With recent rewiring and a strong sense of personality throughout, this is a property with heart, ready for its next chapter.

- End-terraced Victorian-style home set back behind a mature hedged frontage
- Striking red front door with private paved pathway approach
- Cosy sitting room with blue feature wall and original fireplace focal point
- Separate dining room ideal for family meals or entertaining
- Bold red kitchen with wood-effect worktops and access to the ground floor bathroom
- Orangery-style utility room offering additional living or storage space
- Ground floor bathroom for added convenience
- Two spacious double bedrooms plus a versatile third bedroom or study
- Long rear garden with hedge and wall boundaries – perfect for transformation





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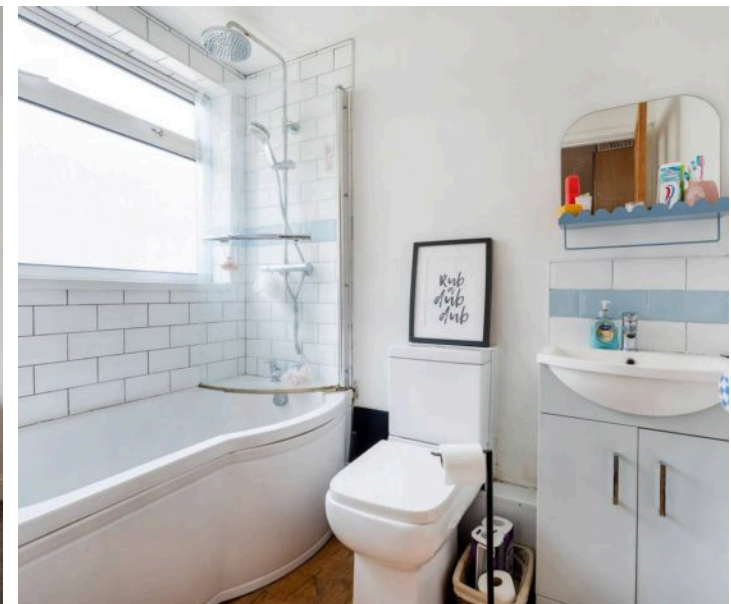
The Location

Set in the popular NR3 postcode just north of Norwich city centre, Waterloo Road sits within a thriving community that delivers convenience with a friendly, village-like atmosphere, ideal for families looking to settle close to the heart of the city.

NR3 is known for its characterful Victorian and Edwardian homes, tree-lined streets, and strong sense of neighbourhood. Families are drawn to the area for its choice of good local schools, regular public transport links, and the abundance of green space right on the doorstep. Waterloo Park is a real highlight, a beautifully maintained park with tennis courts, a café, large open spaces for play, and year-round events. It's a perfect spot for weekend picnics, dog walks, or letting the kids run off some steam.

For daily essentials, there are plenty of independent shops, family-run cafés, and local amenities just a short stroll away, along with several friendly pubs and takeaways. Local favourites like The Artichoke and Urban Lounge offer a relaxed environment for parents to enjoy a coffee or catch up with friends, while still being minutes from home.

The city centre is easily walkable or just a short bus or cycle ride away, opening up access to Norwich's wider shopping centres, cinemas, cultural venues, and leisure facilities. Commuters will also benefit from quick access to Norwich train station and major road routes.



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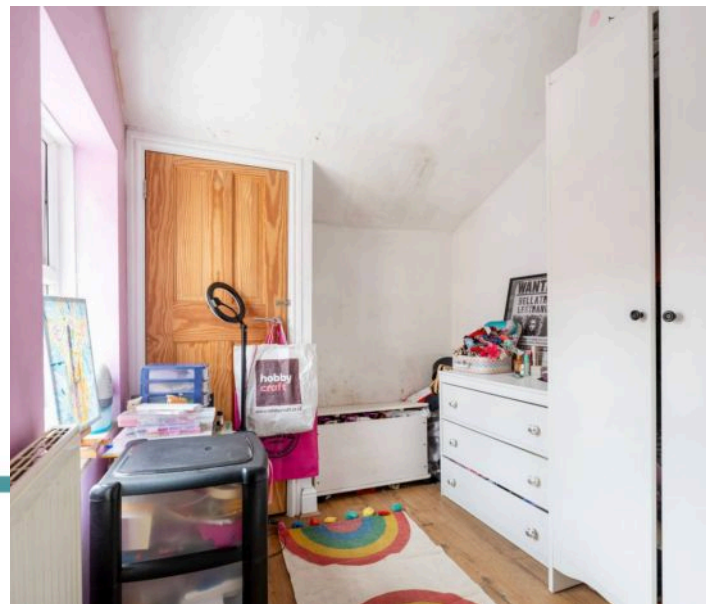
Tucked quietly behind a mature hedged bush, this charming end-terraced home offers an inviting first impression with a paved pathway leading to its distinctive red front door. Set back from the street, the home enjoys a sense of privacy and character that continues throughout its interior, where thoughtful details and original features give it warmth and individuality.

Step inside to a cosy sitting room, where a deep blue feature wall creates a bold yet calming atmosphere. The bricked-up fireplace forms a charming focal point, hinting at the property's characterful past while offering scope for future styling.

Just beyond, the separate dining room is a sociable space, comfortably accommodating a table for gatherings with friends or quiet family meals.

The kitchen makes a statement with its striking red cabinetry, softened by warm wood-effect surfaces, and leads through to a utility area set within an orangery-style space—ideal for laundry, storage or as a garden room.

A ground-floor bathroom adds convenience, tucked away yet easily accessible.



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Upstairs, two well-proportioned double bedrooms provide restful environments, while a third smaller room offers flexibility as a home office, nursery, or dressing room. Each room enjoys plenty of natural light and a neutral backdrop ready for personal touches.

To the rear, the lengthy garden is bordered by a mature hedge on one side and a characterful wall on the other, creating a private outdoor area with huge potential. Though it may need some care and imagination, it's easy to see how this could become a dream garden.

The property has been recently rewired, providing a solid foundation for future improvements, and benefits from on-street parking nearby.

Agent Note

Sold Freehold

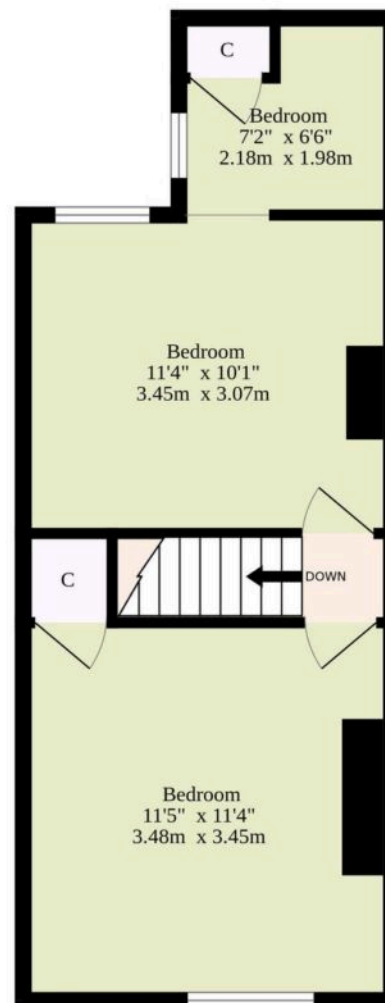
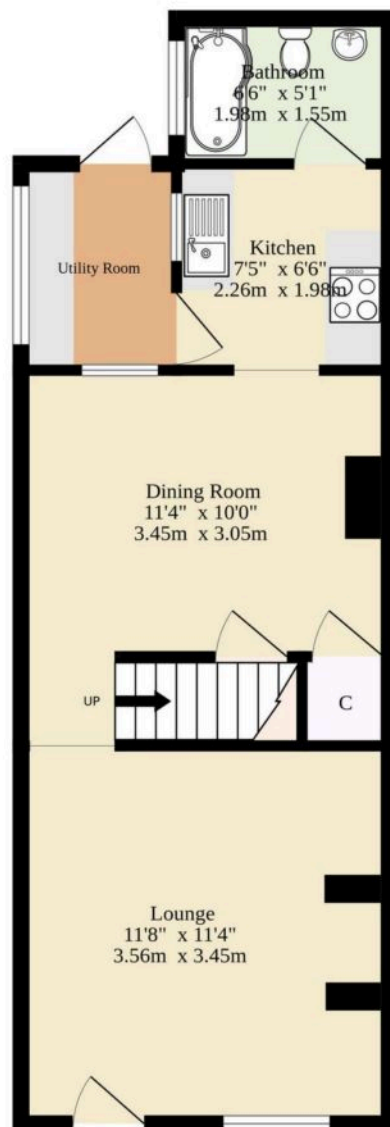
Connected to all mains services.



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Ground Floor
378 sq.ft. (35.1 sq.m.) approx.

1st Floor
321 sq.ft. (29.8 sq.m.) approx.



TOTAL FLOOR AREA : 699 sq.ft. (64.9 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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