



220 Northumberland Street, Norwich

Norwich



Minors & Brady



# 220 Northumberland Street

Norwich, Norwich

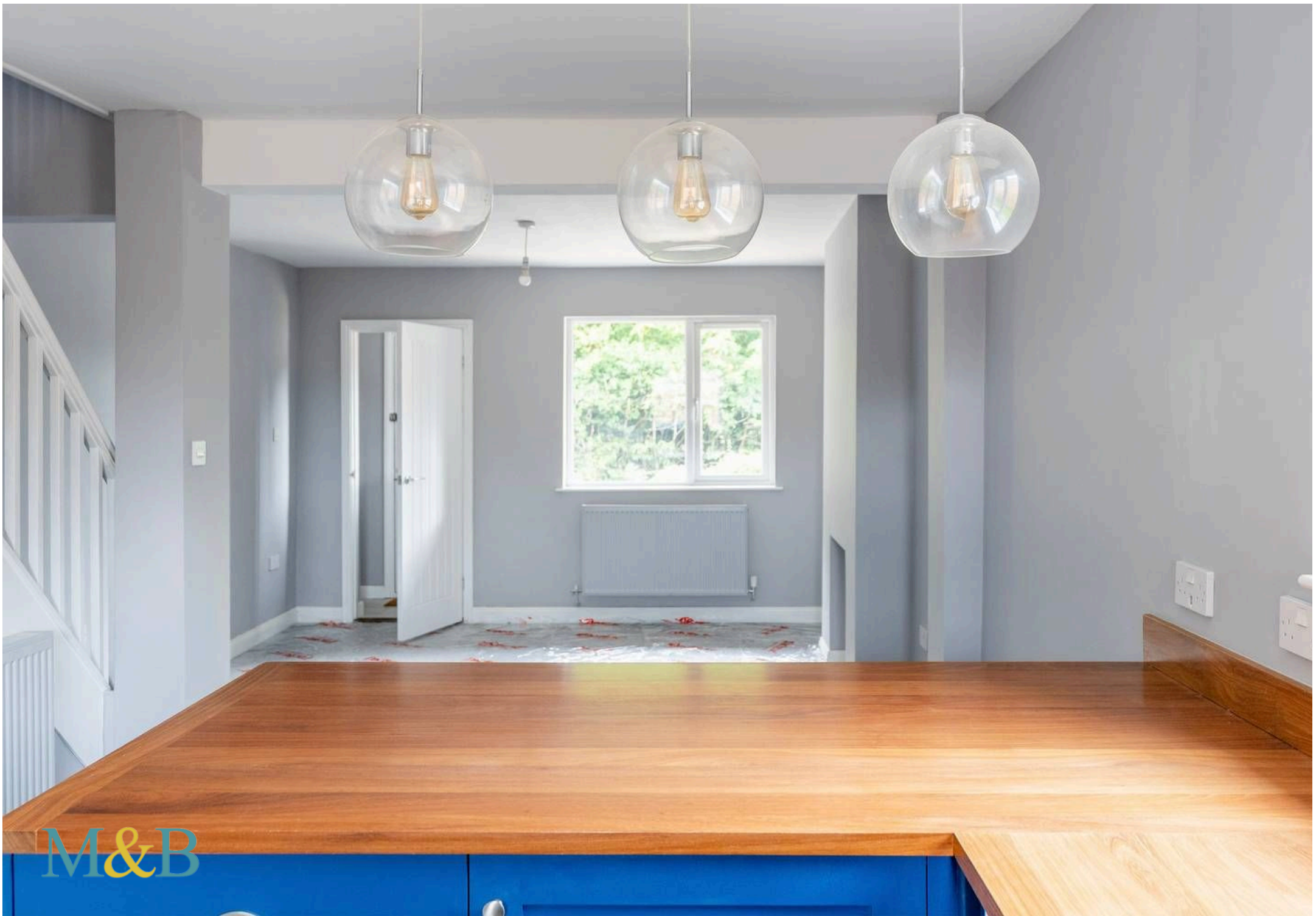
Set within the ever-popular NR2 district, this beautifully renovated semi-detached home offers modern style and future potential in a sought-after Norwich setting. Designed with everyday comfort in mind, the interior features a light-filled open-plan living space flowing into a contemporary kitchen with wooden worktops, pendant lighting, integrated appliances, built-in storage and a breakfast-bar peninsula. Two well-proportioned bedrooms are complemented by a sleek four-piece bathroom finished with large format tiling, a chrome heated towel rail, bath and separate shower. Outside, the non-bisected garden enjoys complete privacy, with new fencing, a freshly laid lawn, patio, outdoor sockets and lighting making it a practical and inviting space. Off-road parking is provided by a driveway leading to the garage, giving scope for hobbies, storage or even conversion into further living space, subject to planning. With upgrades including new plumbing, electrics and roofing, and within walking distance of schools, cafés, shops and the city centre, this move-in-ready home is sure to capture attention.

## Location

Northumberland Street is set within the popular NR2 district of Norwich, a sought-after area known for its character homes and vibrant community atmosphere. Residents benefit from excellent access to the city centre, with its wide range of shops, restaurants, cafés, and cultural venues all just a short walk away. The area is also well served by local amenities including schools, supermarkets, and public transport links, while nearby green spaces and riverside walks provide opportunities to enjoy the outdoors. Unthank Road and the Golden Triangle are close by, offering an array of independent shops, pubs, and eateries. For those commuting further afield, Norwich Train Station and major road networks are within easy reach. The University of East Anglia and Norfolk and Norwich University Hospital are also accessible, making the location convenient for professionals and families alike.

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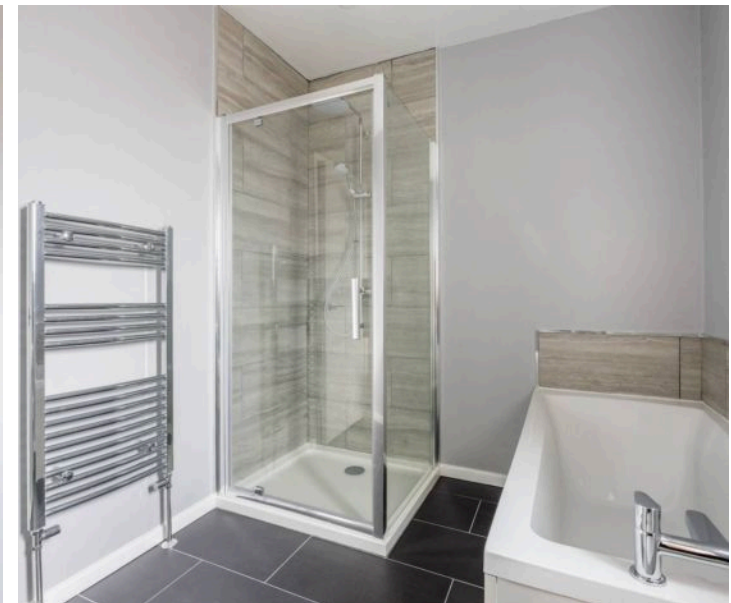
Step through the porch and into a light-filled open-plan interior, where the lounge flows seamlessly into the kitchen. Walls are painted in soft grey, complemented by fresh carpets protected for viewings, and a recessed alcove provides space for a fireplace or display feature. A front-facing window brings in natural light, while the kitchen stands out with stylish cabinetry, warm wooden worktops, and built-in storage cupboards. Integrated appliances include an oven and hob, with tiled flooring, modern pendant lighting, and a breakfast-bar peninsula offering both workspace and a spot for casual dining. A door opens directly onto the garden, extending the living space outdoors.

Upstairs, the landing leads to two well-proportioned bedrooms, both bright and versatile in use. The family bathroom is finished to a high standard with a four-piece layout, featuring a bathtub and a separate glass-enclosed shower. Large format tiling, a chrome heated towel rail, and a clean neutral scheme complete the contemporary design.

Additionally, the home has been updated with new plumbing, electrics, roofing, and double glazing, giving buyers confidence in the quality and longevity of the renovation.

The rear garden is a private outdoor space, not overlooked and non-bisected, with new fencing, a freshly laid lawn, a patio area, outdoor lighting, and power sockets, perfect for relaxing or entertaining. There is room for outdoor seating and planting, making it both practical and inviting, while its quiet setting enhances the sense of privacy.

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Off-road parking is provided by a driveway to the front, along with a garage, giving further options for storage, hobbies, or future conversion (subject to planning).

The property's quiet and leafy surroundings are a rare find in this location, yet local amenities, schools, cafés, and Norwich city centre are just a short walk away, along with easy access to the train station and major routes.

### Agents notes

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

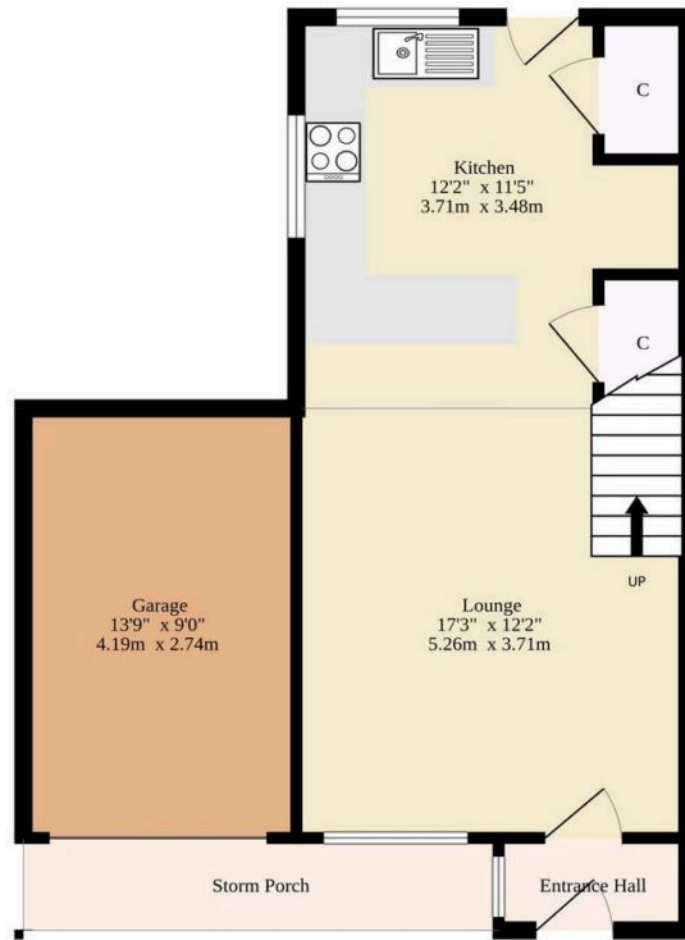
Heating system- Gas Central Heating

Council Tax Band- B

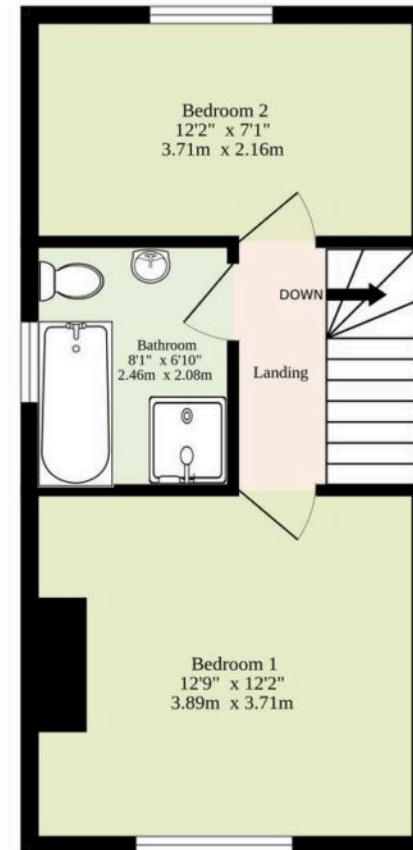


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Ground Floor  
476 sq.ft. (44.2 sq.m.) approx.



1st Floor  
348 sq.ft. (32.3 sq.m.) approx.



Sqft Includes Garage

TOTAL FLOOR AREA : 824 sq.ft. (76.6 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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