



40 Shipstone Road, Norwich
Norwich



Minors & Brady

40 Shipstone Road

Norwich, Norwich

Showcasing a beautifully presented mid-terrace home in a popular Norwich setting, this property offers a bright lounge enhanced by a character cast-iron fireplace, a generous separate dining room, and a galley-style kitchen complete with light-toned cabinetry, counters, a built-in dishwasher, a full-sized fridge-freezer, and space for further appliances. A sleek family bathroom features a rainfall shower over the bath with modern fittings, while upstairs there are two well-proportioned double bedrooms, the principal complemented by a dressing area, fitted wardrobes, and a contemporary en suite shower room with black grid-style glazing. Outside, a non-bisected enclosed garden has been designed for low maintenance with mature planting, while on-street permit parking adds further convenience. Positioned within walking distance of shops, cafés, schools, and Anglia Square, with excellent access to supermarkets, leisure facilities, and transport links into the city centre, this home is an ideal choice for first-time buyers.

Location

Shipstone Road sits in a popular residential area of Norwich, close to an excellent range of local amenities. Within walking distance, you'll find shops, cafés, and schools, along with easy access to the city centre by car, bus, or cycle. The nearby Anglia Square shopping centre, supermarkets, and leisure facilities provide everyday convenience, while Mousehold Heath offers a large green space for walks and outdoor activities. Norwich's historic centre, with its vibrant cultural, dining, and retail scene, is just a short journey away, making this location ideal for both daily living and leisure. Regular public transport links connect the area to wider Norwich and beyond, while good road access ensures straightforward travel. The location also benefits from proximity to healthcare services, gyms, and community facilities, creating a well-rounded setting for residents.

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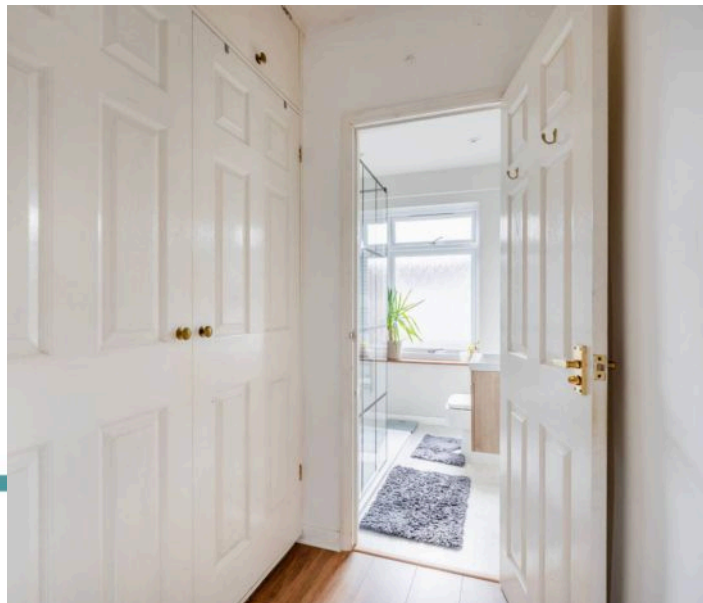
Step through the porch, where there is space for coats and shoes, before entering a bright and welcoming lounge. Smooth white walls and wood-effect flooring create a warm and inviting backdrop, while a large front-facing window fills the room with natural light. At the centre, a striking black cast-iron fireplace adds character and charm, complemented by a glazed internal door. Details such as ceiling coving and a pendant light enhance the sense of finish and height.

From here, move into the separate dining room, a generous and well-proportioned space ideal for family gatherings or entertaining. Neutral walls and the continuation of wood-effect flooring give the room a modern feel, while a wide rear-facing window brightens the space. A sliding barn-style door opens neatly into the kitchen, adding both practicality and charm, and a smaller louvred door conceals useful storage.

The kitchen follows a galley-style design, offering cabinetry and work surfaces along both sides for a highly functional layout. Light-toned units paired with wood-effect counters create an airy and contemporary look, with tiled splashbacks and patterned flooring adding a stylish touch. A built-in dishwasher and full-sized fridge-freezer are neatly integrated, with space for a cooker beneath an extractor and plumbing in place for a washing machine. A large window above the sink brings in daylight and gives a view of the garden.

Beyond the kitchen lies a rear lobby, with utility space, access to the outside, and entry to the family bathroom. The bathroom has been designed with a fresh and modern finish, featuring a vanity unit with an inset basin and storage, a bath with a rainfall shower and handheld attachment, a glass screen, a heated towel rail, and full-height tiling. A frosted rear window ensures privacy while still allowing in natural light.

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Upstairs, you will find two generously sized double bedrooms, each filled with natural light and styled with wood-effect flooring. The principal bedroom stands out with its dedicated dressing area, built-in wardrobes, and access to a sleek en suite. The en suite offers a walk-in shower with black grid-style glazing, a modern basin with vanity storage, WC, and shelving, all complemented by a heated towel rail and frosted window for light and privacy.

Outside, the non-bisected rear garden offers a private, low-maintenance retreat, fully enclosed with fencing and a gate providing direct access. It is attractively laid out with brick-edged beds planted with mature shrubs, climbing ivy, and established trees, creating seasonal colour and interest. The space is well-suited for seating or planting, framed by red brick and timber for a traditional finish. Parking is available on-street.

Agents notes

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

Heating system- Gas Central Heating

Council Tax Band- A

On-road permit parking is available at approximately £35 per annum



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Ground Floor
389 sq.ft. (36.1 sq.m.) approx.

1st Floor
322 sq.ft. (29.9 sq.m.) approx.



TOTAL FLOOR AREA : 745sq.ft. (69.2 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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Dreaming of this home? Let's make it a reality



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Meet *Rosie*
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Meet *Tristan*
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