



236 Queens Road, Norwich  
Norwich



Minors & Brady



# 236 Queens Road

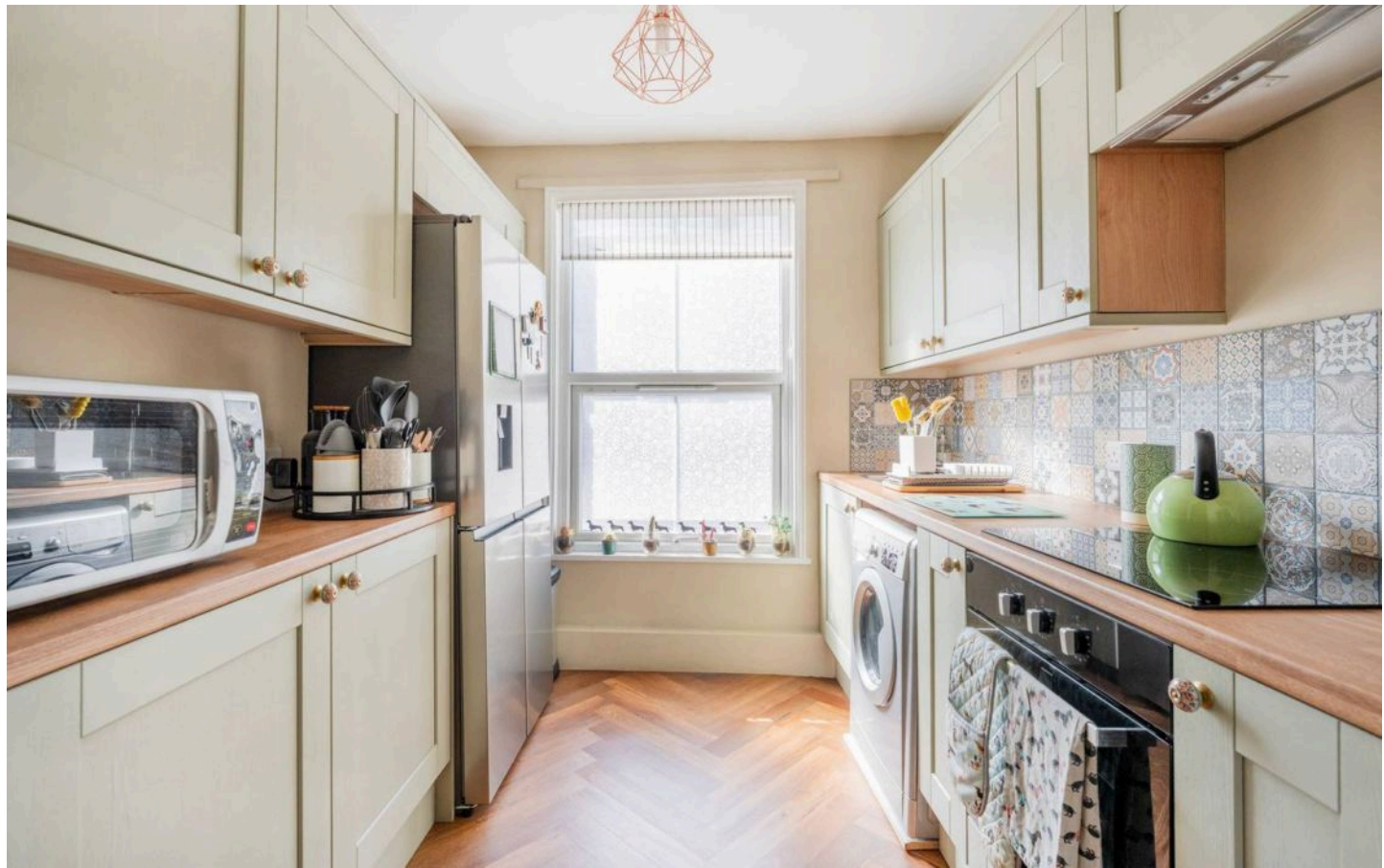
Norwich, Norwich

Well-presented and positioned in a central Norwich location, this terraced home offers a generous open-plan lounge and dining area with stylish pendant lighting, a modern fitted kitchen filled with natural light from a sash window, and two well-proportioned double bedrooms served by a contemporary family bathroom finished with a sleek modern suite. Outside, the low-maintenance enclosed rear garden provides a private space for relaxation and outdoor use, enhanced by solar panels for improved energy efficiency, while the property also benefits from excellent transport links, convenient access to Riverside Retail Park with its cinema, restaurants and shops, and the historic city centre within walking distance, home to the market, cathedral and a wealth of cultural attractions.

## Location

Queens Road in Norwich places you right at the centre of city life, with everything you need just a short walk away. The area offers a wealth of shops, supermarkets, and independent cafes, along with a wide choice of restaurants, pubs, and entertainment venues. Norwich Train Station is within easy reach, providing excellent links to London and the coast, while regular bus services make getting around the city simple. Riverside Retail Park and the leisure complex are nearby for shopping, dining, and cinema trips, and the historic city centre with its famous market, cathedral, and cultural attractions is only a few minutes away. This location also benefits from proximity to well-regarded schools, local healthcare facilities, and scenic green spaces such as Chapelfield Gardens, offering both convenience and lifestyle appeal.

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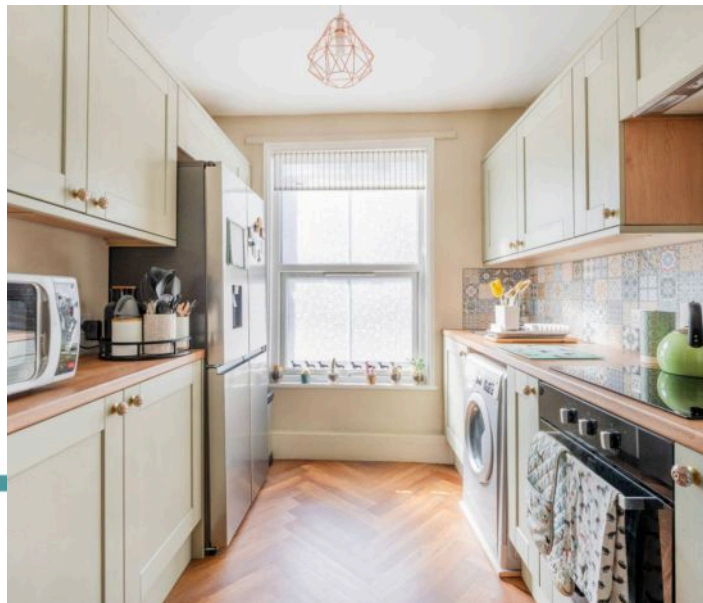
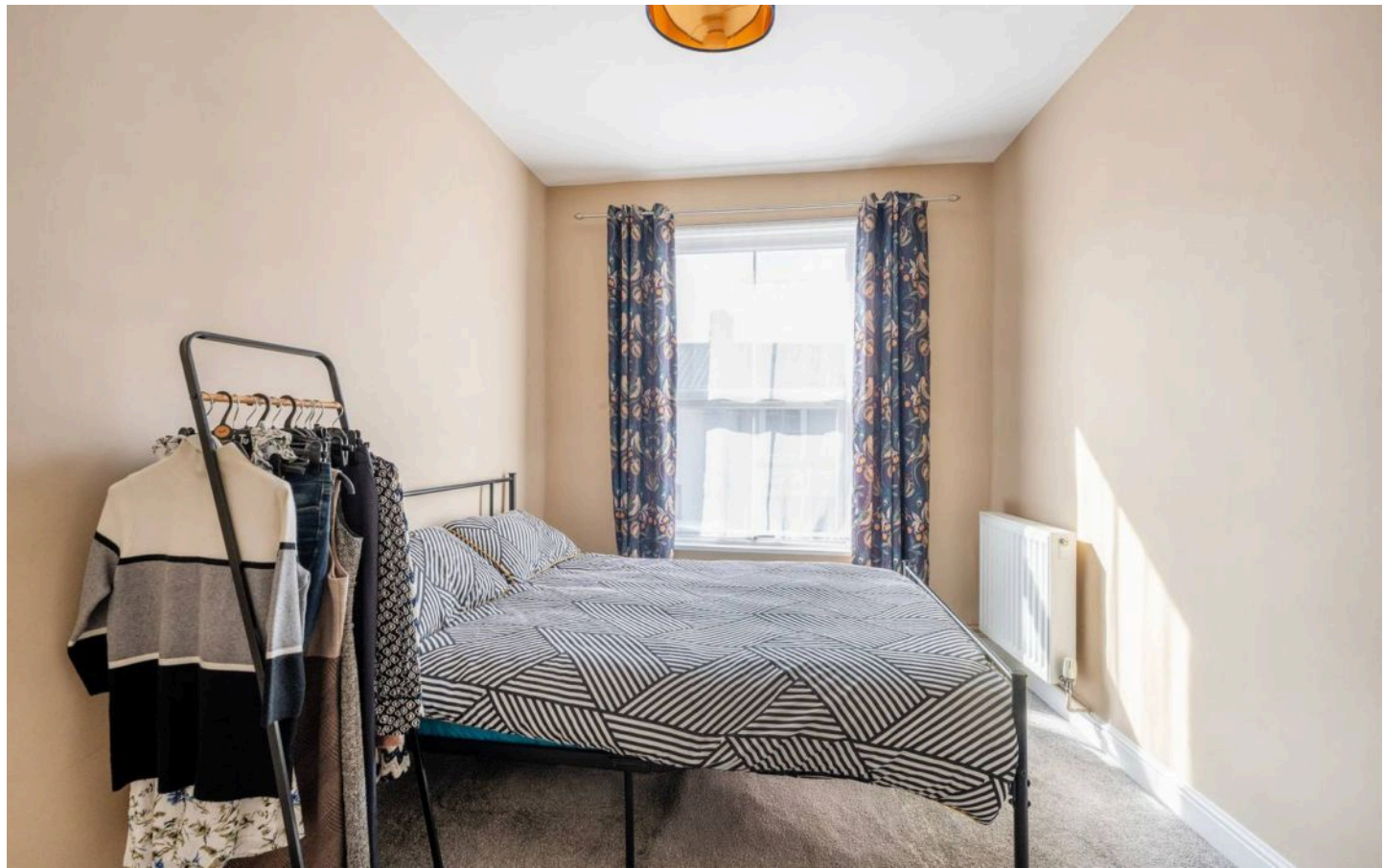
Norwich, Norwich

## Queens Road, Norwich

Step through the entrance hall, where stylish wallpaper and space for coats set a welcoming tone. From here, the home opens into the lounge and dining area, a generous open-plan space filled with natural light from the front-facing window. Neutral tones are lifted by a bold feature wall, while exposed beams and herringbone flooring add warmth and character. The flow between the lounge and dining areas makes it easy to picture both relaxed evenings and sociable gatherings in a space that feels inviting and practical.

At the rear, the kitchen continues the sense of style with modern cabinetry, wood-effect worktops and patterned tiled splashbacks that bring personality to the design. A sash window draws in light, reflecting beautifully off the herringbone flooring. Integrated appliances are neatly positioned for convenience, while the layout is both contemporary and functional. A rear lobby, which could double as a compact study area, provides access outside.

Upstairs, the spacious landing leads to two comfortable double bedrooms, each carpeted and filled with natural light. The principal bedroom benefits from a generous storage cupboard, while the second bedroom offers an equally bright retreat. The family bathroom is finished in a fresh, modern style, with patterned tiles, a sleek white suite, bath with overhead shower, WC and wash basin complete with mirrored storage, all enhanced by a rear window that adds brightness to the space.



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The outside has been designed with ease of maintenance in mind, featuring a private courtyard with paving and artificial lawn, enclosed by fencing and brickwork for privacy. A rear gate offers useful access, while there is still room for greenery and potted plants to soften the space.

Adding to the property's appeal are solar panels, which have significantly reduced utility costs, together with double glazing that enhances comfort and energy efficiency throughout the home.

## 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

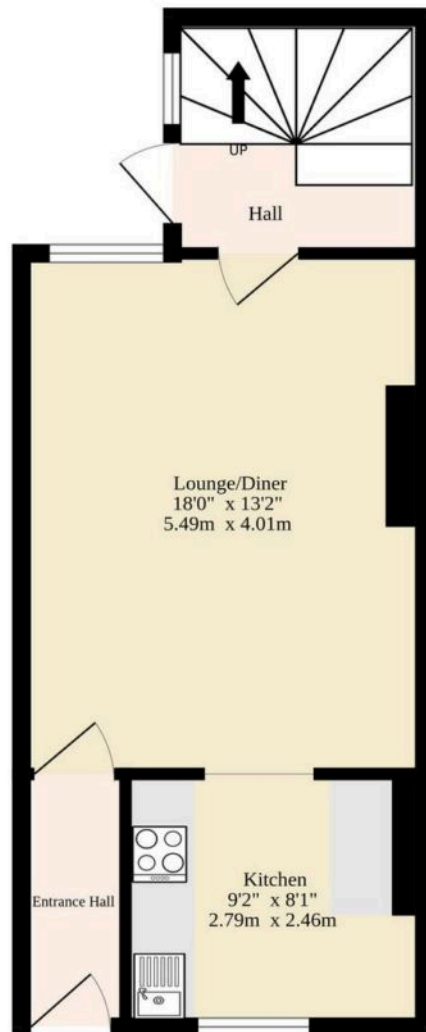
Residential parking permit available at a cost of £46.80 for 18 months, with additional visitor scratch cards available in bundles costing £18 for 10 days.



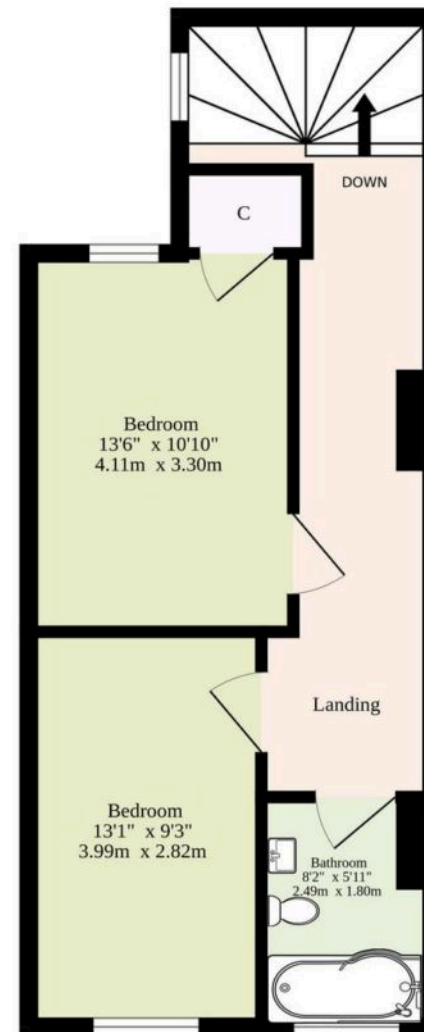
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Ground Floor  
410 sq.ft. (38.1 sq.m.) approx.



1st Floor  
473 sq.ft. (43.9 sq.m.) approx.



TOTAL FLOOR AREA : 883 sq.ft. (82.0 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.  
Made with Metropix 6/2025

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Meet *Tristan*  
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