



22 Marion Road, Norwich

Norwich



Minors & Brady

22 Marion Road

Norwich, Norwich

Set across three spacious storeys, this well-presented terrace house offers a flexible lifestyle in a sought-after part of Norwich, just moments from the city centre and riverside. With no onward chain, the property features a modern, newly fitted kitchen with integrated appliances, a light-filled lounge and a versatile dining room that could also serve as a fourth bedroom. The contemporary bathroom includes both a bath and a separate shower, while the remaining floors provide three generous bedrooms, including two comfortable doubles. Outside, the enclosed rear garden features a secure metal garden shed with scope to adapt as a home office, and the attic, free of trusses, offers excellent potential for conversion to further living space. Everyday amenities, supermarkets, shops, eateries, schools and parks are all within easy reach, making this an ideal home in a popular location.

Location

Marion Road sits in a popular part of Norwich, offering easy access to both the city centre and the riverside area. Everyday amenities are close at hand, with a choice of supermarkets, local shops, and eateries within walking distance. Families benefit from nearby schools and parks, while professionals will appreciate the quick transport links to Norwich train station and main commuter routes. The location also places you close to Riverside Retail Park, gyms, and leisure facilities, giving a wide variety of options for shopping and entertainment. The lively Norwich Market, Castle Mall, and Chapelfield shopping centre are only a short walk or bus ride away. For those who enjoy the outdoors, the River Wensum and green open spaces are easily reached for walks and relaxation. The area also benefits from excellent public transport services, making it simple to get around the city and beyond.

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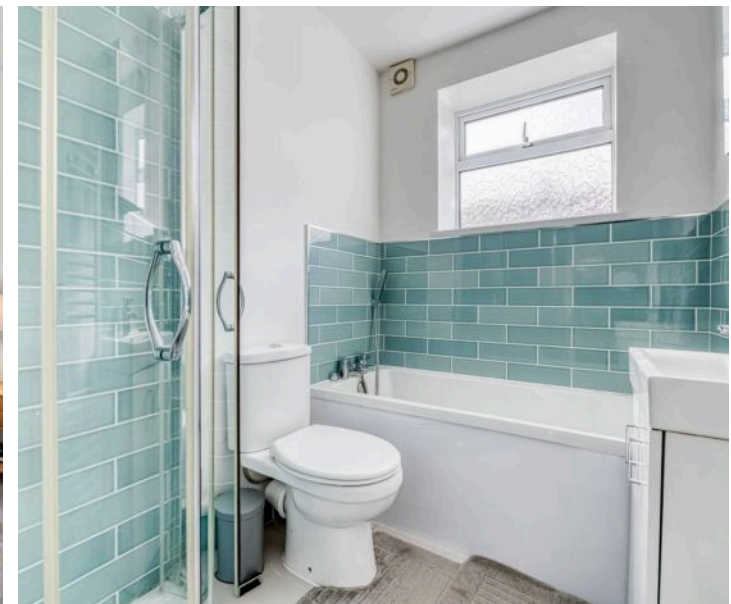
Norwich, Norwich

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Stepping inside, you are welcomed into the light-filled lounge, finished with soft carpet underfoot and a large front window that brings in plenty of natural daylight. From here, a door leads down to the lower level, where you will discover a versatile and generously proportioned space. The dining room sits to the front, easily adaptable as a possible fourth bedroom, with fitted storage, a carpeted floor and a wide window that enhances the room's bright and flexible character.

To the rear, the newly fitted kitchen is designed in a modern style with glossy white cabinetry and warm wooden worktops. Pale green subway tiles line the walls, while large tiled flooring underpins the contemporary finish. Integrated appliances include an electric oven and hob, a built-in dishwasher, and plumbing for a washing machine. A one-and-a-half bowl stainless steel sink sits beneath the window, while a glazed back door opens directly to the garden, filling the space with natural light and offering a seamless indoor-outdoor flow.

Returning to the lounge and moving through to the rear, you find another spacious room, suitable as a study, a snug or a guest space. The well-appointed family bathroom is decorated with striking aqua subway tiling around the bath and shower area. The suite provides both a panelled bath with handheld attachment and a separate corner shower enclosure, accompanied by a modern vanity unit, wash basin, and chrome mixer tap. A frosted window ensures both privacy and natural light, completing this bright and contemporary room.



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Upstairs, the first floor offers two generous bedrooms. Both are light and inviting, with carpeted flooring and large windows; one also benefits from a built-in cupboard with loft access.

Outside, the property enjoys a fully enclosed rear garden, designed for low maintenance and including a newly constructed metal garden shed with secure access. This versatile outbuilding could serve a variety of uses, including storage or potential as a home office.

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

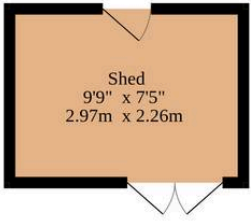
Parking permit costs around £60 per year, depending on vehicle size.

Some images used in this listing have been AI staged to illustrate potential furnishing and layout options. We recommend arranging a viewing to assess the space and features in person.

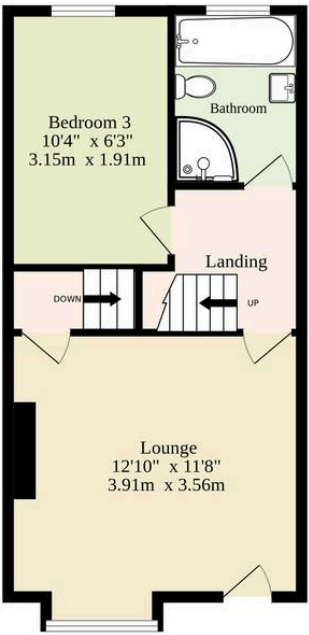
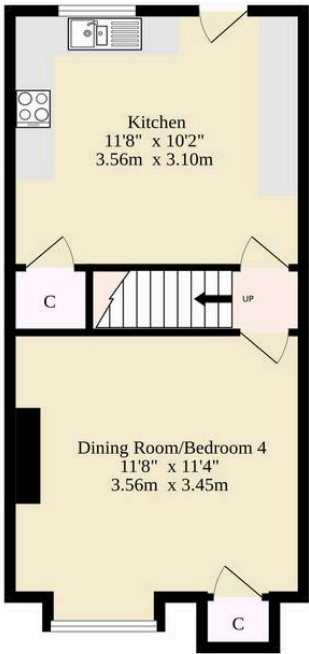


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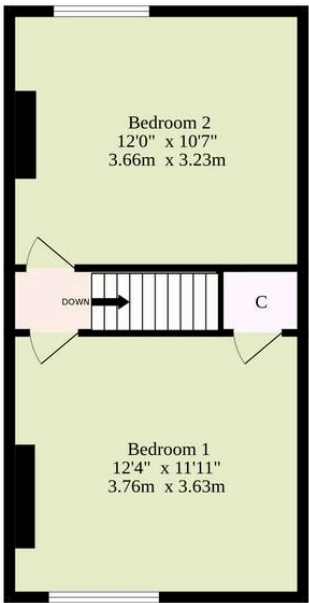
Basement
371 sq.ft. (34.5 sq.m.) approx.



Ground Floor
230 sq.ft. (21.4 sq.m.) approx.



2nd Floor
283 sq.ft. (26.3 sq.m.) approx.



Sqft Includes Shed

TOTAL FLOOR AREA : 884 sq.ft. (82.1 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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Meet *Rosie*
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Meet *Tristan*
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