



14 Old Laundry Court, Norwich

Norwich



Minors & Brady

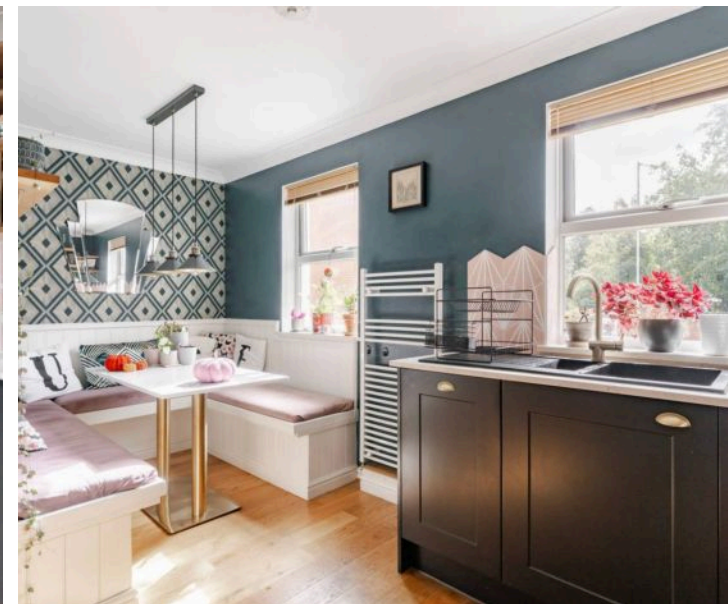
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Norwich, Norwich

With uninterrupted views across the River Wensum, this beautifully presented three-storey townhouse showcases style, space, and the best of riverside living. Inside, the layout provides four bedrooms, including a generous principal suite with fitted wardrobes and its own en suite, while the main living areas are designed to make the most of the outlook, with a spacious lounge opening onto a private balcony and a kitchen that features striking design with a welcoming breakfast and dining area. High-quality fittings and modern décor run throughout, complemented by a newly fitted utility room and additional ground-floor shower room for convenience. Outdoor living is equally impressive, with a large private terrace overlooking the river, access to well-kept communal gardens, and direct enjoyment of the water's edge. With two single garages, additional parking, and the city centre only a short walk away, this home is perfectly placed for both family life and all that Norwich has to offer.

Location

Old Laundry Court is located in a highly desirable part of Norwich, just a short walk from the city centre with its vibrant mix of shops, cafés, restaurants, and cultural attractions. The area is well served by public transport links, making it easy to access the train station, the University of East Anglia, and Norwich Research Park. Residents also benefit from nearby green spaces, excellent schools, and convenient access to the A11 and A47 for travel further afield. The lively Golden Triangle district, with its pubs and independent stores, is within easy reach, adding to the appeal of the location. Riverside leisure facilities, including a cinema, gym, and popular eateries, are also close by. For those who enjoy the outdoors, Mousehold Heath and the city's many riverside walks provide ideal spots to relax and explore.



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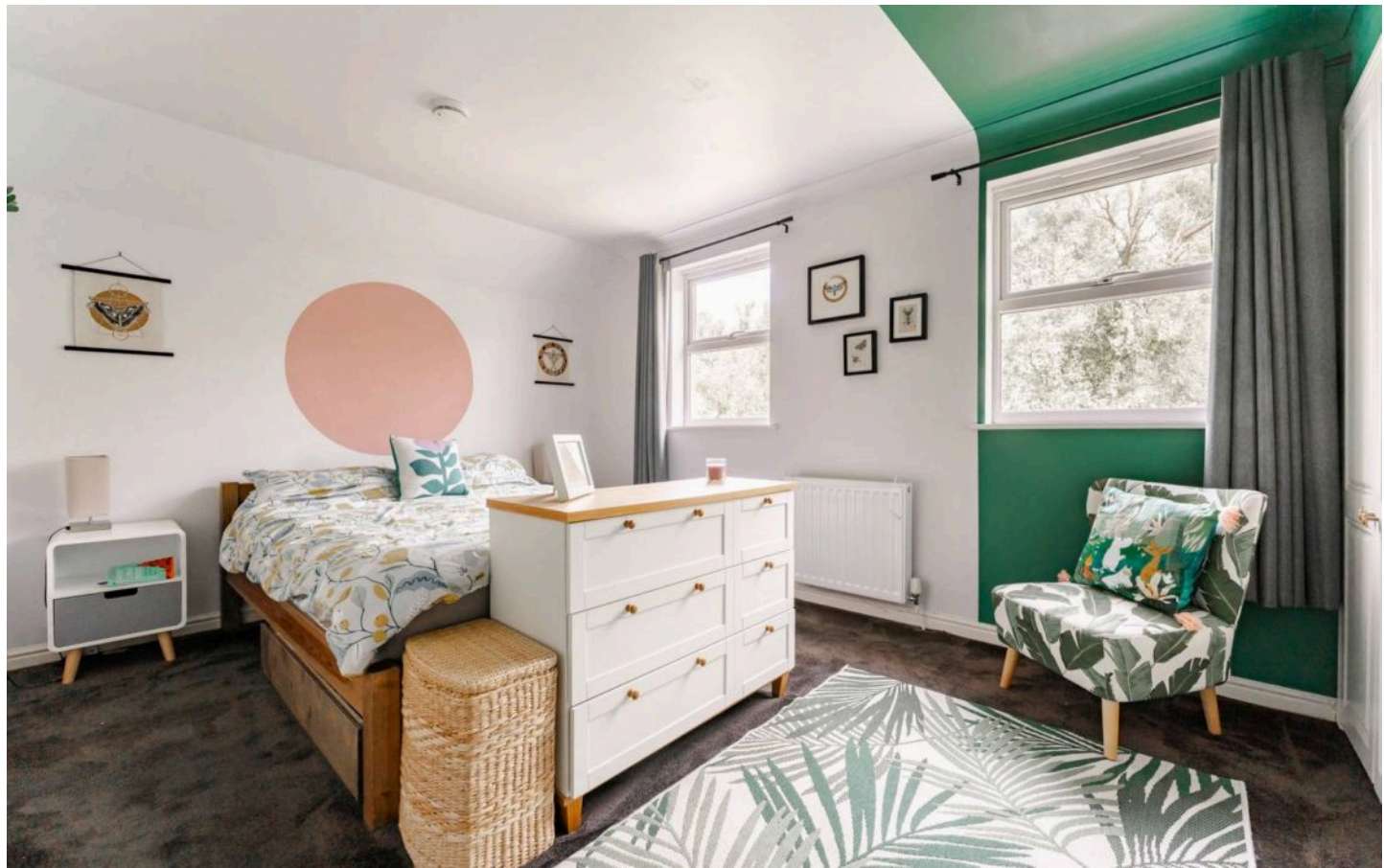
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Step inside through a sheltered porch, where a handy store cupboard and direct access into one of the single garages provide everyday practicality. From here, the entrance hall immediately sets the style of the home with patterned floor tiles that continue through to the rear utility space, creating a sense of flow. A carpeted staircase with a painted balustrade rises to the upper floors, while doors lead off to the versatile ground floor accommodation.

At the rear, the utility room has been newly fitted with dark cabinetry and brass handles, topped with a marble-effect work surface and inset sink with mixer tap. A bold geometric pink splashback brings character, with space and power for appliances neatly integrated. A glazed rear door gives direct outdoor access. Also on this level, a flexible room offers the option of a fourth bedroom or home office, finished in soft tones and enjoying plenty of natural light from a large window. The ground floor also features a fully tiled shower room with mosaic detailing, a glass-enclosed cubicle, pedestal basin, WC, and heated towel rail.

Upstairs, the first floor is designed for both relaxation and entertaining. The lounge stretches across one side of the house, generously proportioned and filled with light from full-height windows and French doors that open onto a private balcony. From here, views extend across the river and surrounding greenery, with space to sit out and enjoy the outlook. A defined corner of the living area creates the perfect study or reading nook, highlighted by a bold feature wall and practical power points.

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The kitchen and dining space on this floor combines style with function. Dark fitted cabinetry with brass hardware is paired with marble-effect worktops and a striking pink tiled splashback, while open shelving and a natural wood plate rack add warmth. A range-style cooker with black extractor sits as the centrepiece. The adjoining dining area is characterful and inviting, featuring built-in bench seating, patterned wallpaper, and a statement pendant light above the table. Dual windows draw in plenty of natural light, while a wall-mounted towel radiator completes the space.

On the top floor, the landing provides loft access and an airing cupboard before leading to three well-sized bedrooms. The principal bedroom is especially generous, enjoying open views across the river, fitted wardrobes, and a smart en suite with enclosed shower, rainfall and handheld fixtures, and a fitted vanity with integrated basin. The two further bedrooms are bright and versatile, while the family bathroom is arranged around a modern white suite with curved bath, overhead shower, WC, and inset basin with vanity storage. Tiled walls with mosaic detailing and a skylight window complete the design.

The outside spaces are equally appealing. A large private terrace directly overlooks the river and landscaped communal gardens, creating an excellent setting for outdoor dining or simply enjoying the view. To the riverside, a further paved garden and patio extend the living space outdoors, with residents also benefitting from maintained communal gardens that include seating areas and direct river access for launching canoes and paddle boards.



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At the rear, a brickweave parking area provides space for two vehicles, with two single garages included, one accessible internally from the porch and offering conversion potential.

Agents notes

We understand that the property will be sold freehold, connected to main services, water, electricity, and drainage.

Heating system- Air Source Heat Pump

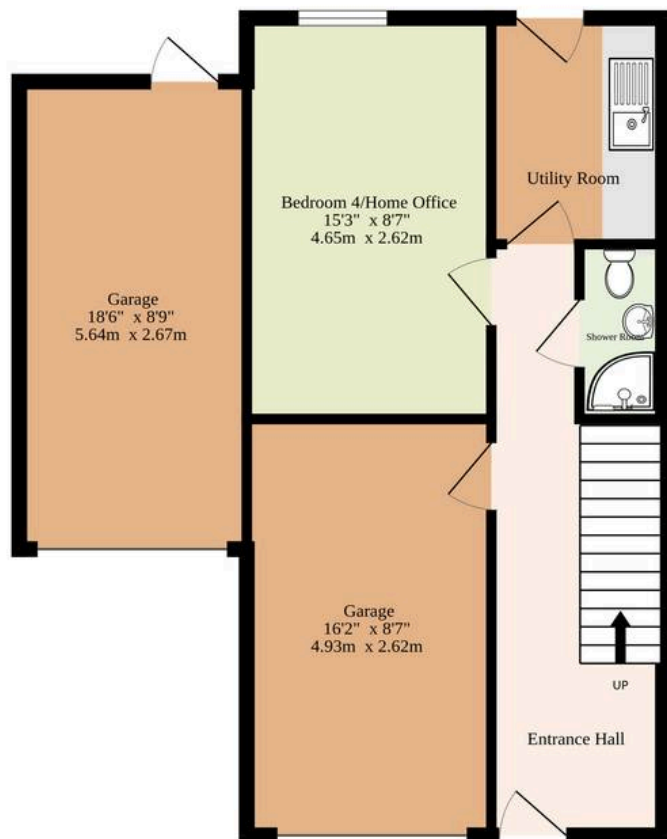
Council Tax Band- D

Maintenance fee £318.60 per annum, renewed yearly in January

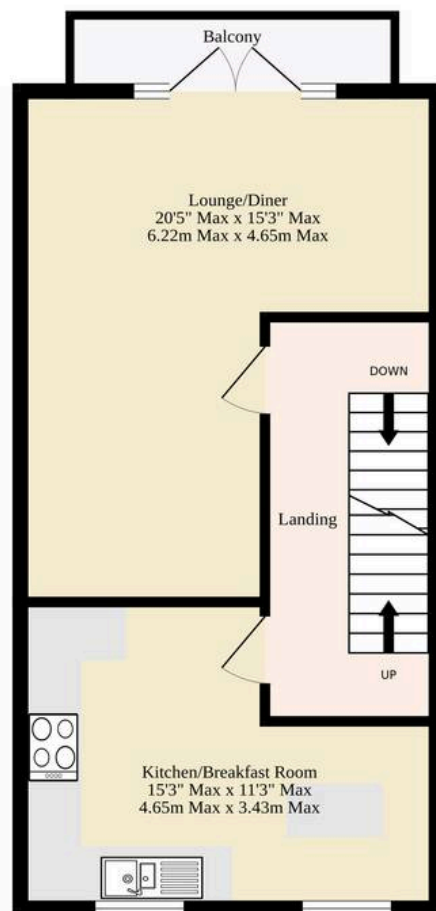


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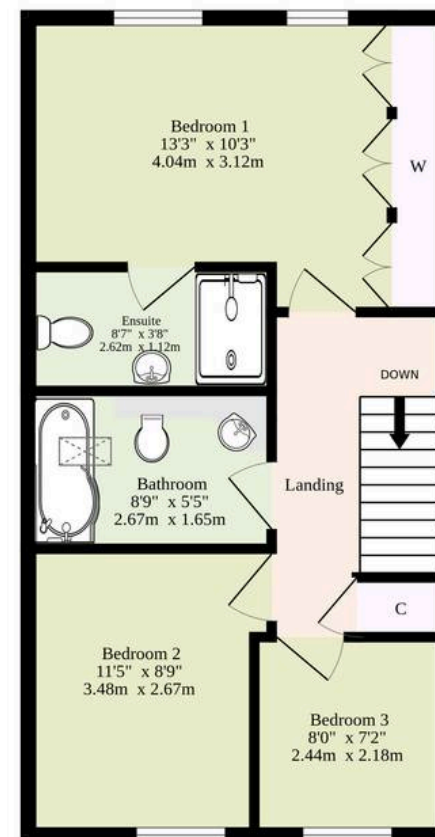
Ground Floor
610 sq.ft. (56.7 sq.m.) approx.



1st Floor
486 sq.ft. (45.2 sq.m.) approx.



2nd Floor
492 sq.ft. (45.7 sq.m.) approx.



Sqft Includes Garages

TOTAL FLOOR AREA : 1588 sq.ft. (147.5 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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Your home, our market

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