



3 Portway Place, Norwich

Norwich



Minors & Brady

3 Portway Place

Norwich, Norwich

Enjoying a great position close to shops, cafés, restaurants, and nearby green spaces, this well-presented apartment offers bright and comfortable living, ideal for first-time buyers. The entrance hall with a useful storage cupboard opens to a modern kitchen featuring light cabinetry, dark worktops, tiled splashbacks, and space for appliances. The open-plan lounge and dining area feels warm and inviting, with dual-aspect windows and soft neutral décor creating an easy space to unwind or entertain. Upstairs, two generous double bedrooms and a smaller flexible room share a modern family bathroom. With permit parking, excellent transport links, and easy access to well-regarded schools and the University of East Anglia, this is a lovely home in a convenient and sought-after area.

Location

Portway Place is situated in a highly sought-after area just west of Norwich city centre, offering easy access to a wide range of local amenities, shops, cafés, and restaurants. The property lies within walking distance of Earlham Road, a popular route connecting to the city's historic landmarks, independent boutiques, and vibrant cultural venues. Residents benefit from nearby green spaces such as Earlham Park and Heigham Park, while excellent transport links and bus routes make commuting effortless. Well-regarded schools and the University of East Anglia are also within close reach, adding to the area's appeal for both professionals and families. The city centre can be reached in just a few minutes, providing easy access to Norwich Market, the Cathedral, and the lively Lanes. With its blend of character, convenience, and community spirit, this location offers an exceptional lifestyle in one of Norwich's most desirable neighbourhoods.

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Stepping into the hallway, you are greeted by a welcoming entrance with a convenient storage cupboard, ideal for coats and household essentials. From here, the layout leads through to the kitchen, which presents a contemporary and functional space fitted with light cabinetry, dark work surfaces, and tiled splashbacks. A stainless-steel sink is positioned beneath a wide window that allows natural light to pour in, while the design includes plumbing in place for a washing machine and space for a cooker and other appliances. The clean lines, tiled flooring, and soft grey décor create a smart and practical environment for everyday use.

The open-plan lounge and dining area offers a bright and comfortable setting, enhanced by dual-aspect windows that fill the space with natural light. Decorated in soft neutral tones and finished with fitted carpet, the room provides generous space for both relaxation and dining. A built-in storage cupboard adds practicality, maintaining the room's tidy and welcoming feel.

Upstairs, the landing leads to three bedrooms, two of which are well-sized doubles, one featuring built-in storage cupboards. The third bedroom is smaller but versatile, ideal as a study, nursery, or guest room. All rooms enjoy carpeted flooring and plenty of natural light, creating a comfortable and airy atmosphere throughout. The family bathroom is fitted with modern fixtures, providing a functional and well-presented space.

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Outside, residents benefit from permit parking, offering convenience in this well-located and attractively presented home.

Agents notes

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

88 years remaining on the lease

Ground rent: £250 per annum

Maintenance fee: £250 per annum

Heating system: Gas central heating

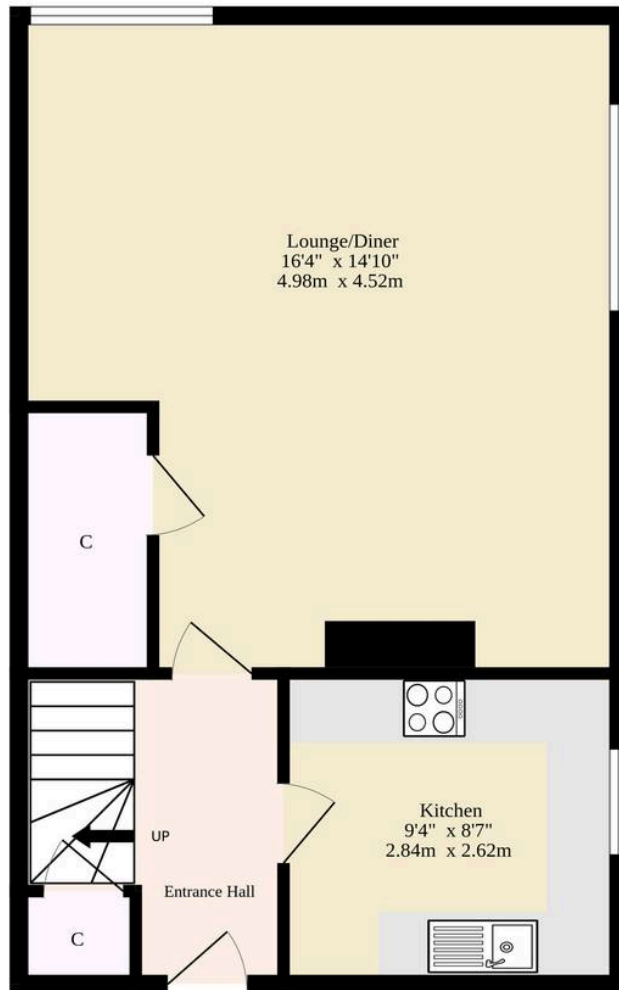
Council Tax Band: A

Parking permit available at £60 per annum

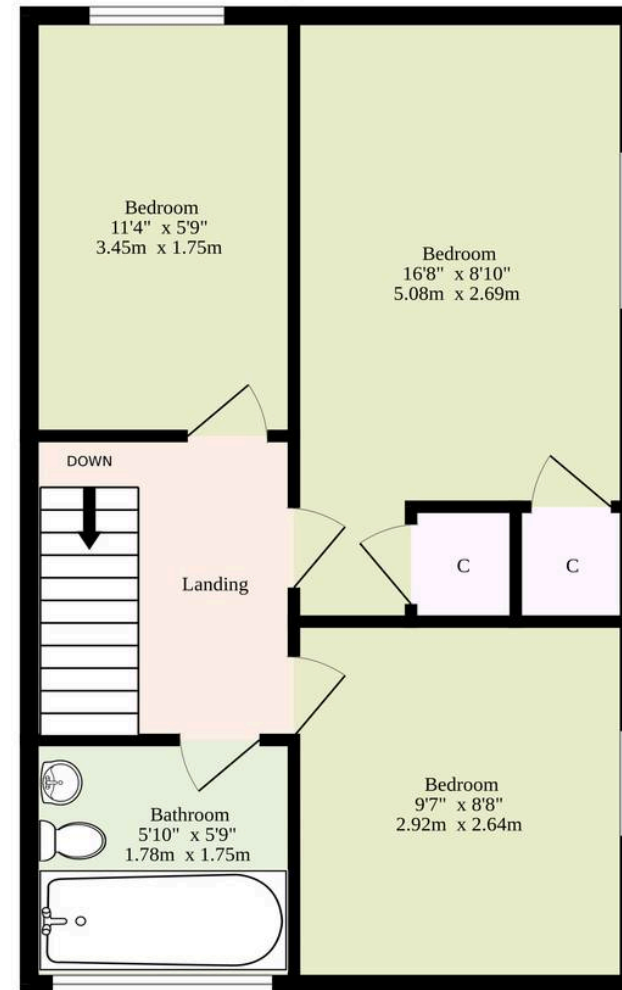


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354 sq.ft. (32.9 sq.m.) approx.



332 sq.ft. (30.8 sq.m.) approx.



TOTAL FLOOR AREA : 686 sq.ft. (63.7 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



Meet *Liam*
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Meet *Rosie*
Senior Sales Progressor



Meet *Tristan*
Senior Property Valuer

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