



79 Paine Road, Norwich

Norwich



Minors & Brady

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Norwich

This bright and airy first-floor apartment in the heart of Norwich is ideal for first-time buyers, professionals, or investors. Featuring a welcoming hallway with storage, a spacious sitting room filled with natural light, a modern kitchen with space for appliances, two comfortable bedrooms, and a well-appointed bathroom, it offers a practical and stylish living space. Additional benefits include a brick-built storage unit and double-glazed windows. Just a short distance from the city centre, the property provides easy access to all amenities, combining city convenience with a peaceful, comfortable home.

- First floor apartment within the vibrant city of Norwich
- Perfect choice for first time buyers, professionals or investors
- Bright and airy interior, ready for you to make it your own!
- Recently re-decorated throughout
- Spacious sitting room filled with natural light, inviting relaxation and entertaining
- Kitchen fitted with modern cabinetry, an oven and under-counter areas for your own appliances
- Two bedrooms offering comfort and privacy
- Brick-built storage unit
- Double glazed windows
- A short distance from the city centre, with easy access to local shops, schools, parks, healthcare facilities and transport links





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Location

Paine Road is a residential street located in the northeast of Norwich, offering a quiet suburban atmosphere while remaining within easy reach of the city centre. The area is well-served by local shops, including convenience stores, small supermarkets, and independent retailers, making daily errands simple and convenient. Families benefit from nearby schools such as Heartsease Primary Academy, St William's Primary School, and Falcon Junior School, with secondary education available at Open Academy and Notre Dame High School, providing a range of educational opportunities for children of all ages.

Healthcare facilities are easily accessible, with local GP practices, pharmacies, and clinics nearby, and the Norfolk and Norwich University Hospital just a short drive away for more extensive medical services. Transport connections are strong, with regular bus routes linking residents to the city centre, surrounding neighbourhoods, and the University of East Anglia, while the nearby Norwich Ring Road allows easy travel by car. For outdoor leisure, residents can enjoy local green spaces and parks, offering opportunities for walking, cycling, and recreational activities.



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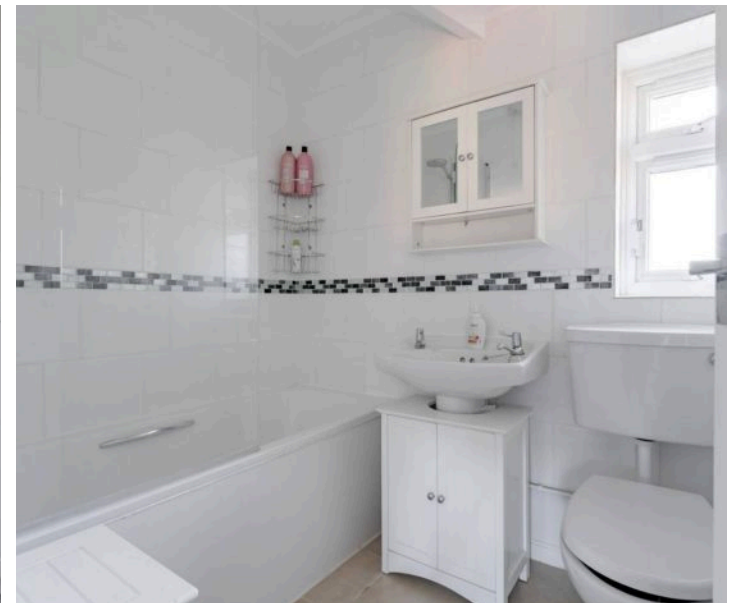
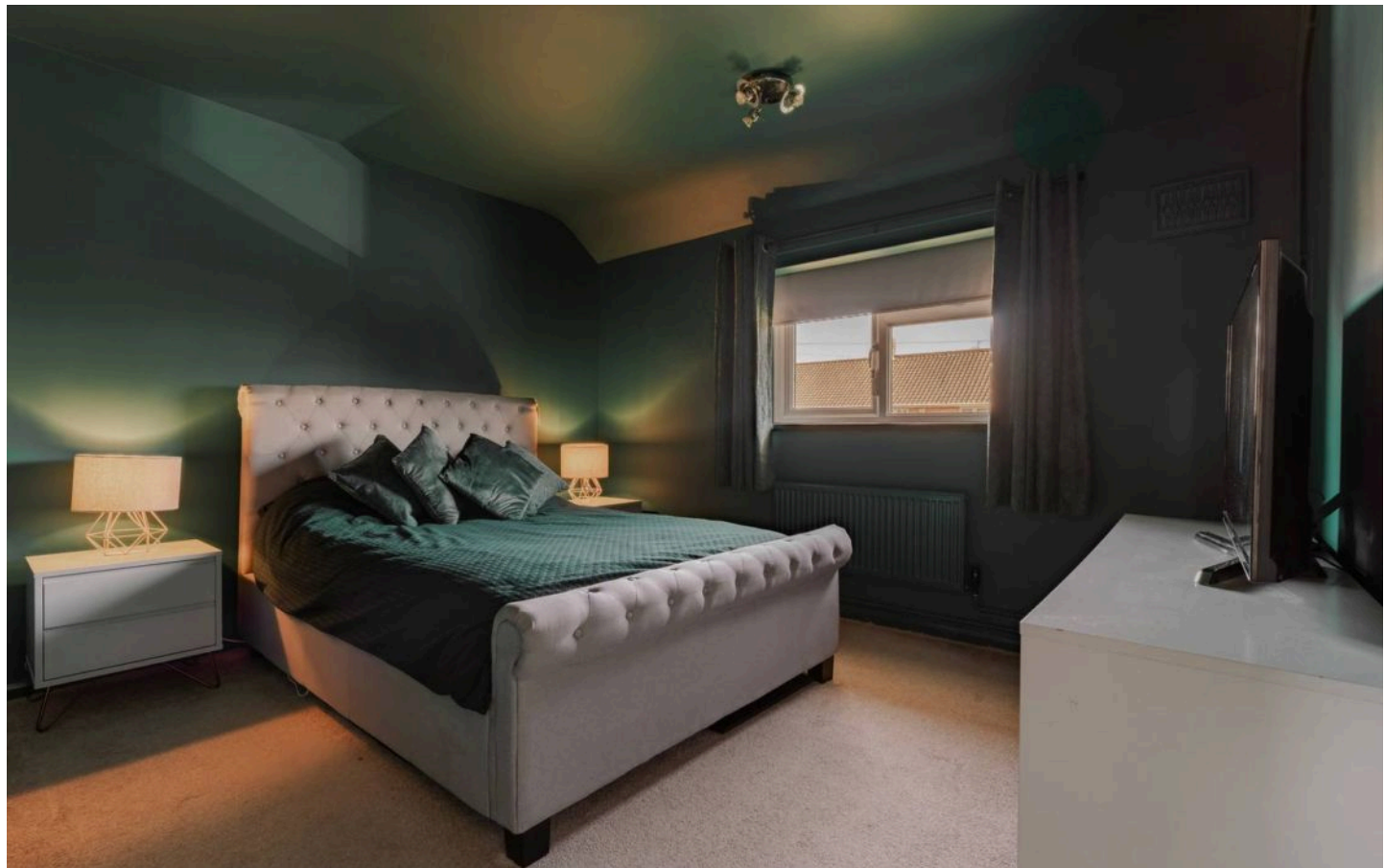
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A few steps lead you to your private entrance, opening into a welcoming hallway. The space is bright and airy, with a handy storage cupboard to keep your essentials neatly tucked away. From here, the apartment flows effortlessly into a generous sitting room, flooded with natural light through large windows. This inviting space is perfect for relaxing after a busy day, enjoying home cooked meals, or entertaining friends in comfort.

The kitchen is thoughtfully designed with modern cabinetry and an integrated oven, while under-counter spaces provide flexibility for your own appliances. It's a practical, stylish space that can easily become the heart of your home.

Two well-sized bedrooms offer comfort and privacy, ready for you to make your own. The bathroom comprises of a classic three-piece suite, including a bathtub, a hand wash basin and a toilet. Outside, a brick-built storage unit adds practical convenience for bikes, seasonal items, or hobbies. The property also features double-glazed windows throughout, helping to keep the home warm and energy-efficient.



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Location is everything, and this apartment doesn't disappoint. Just a short distance from Norwich city centre, you'll enjoy easy access to an array of local shops, cafes, parks, and cultural attractions. Schools, healthcare facilities, and excellent transport links are all within easy reach, making everyday life straightforward and stress-free.

This first-floor apartment is more than just a property, it's a lifestyle. Enjoy the buzz of city living while having a peaceful, bright, and comfortable home to come back to each day. Ready to move into and make your own, it's a fantastic opportunity not to be missed.

Agents note

We understand that this property is leasehold, with 113 years left on the lease

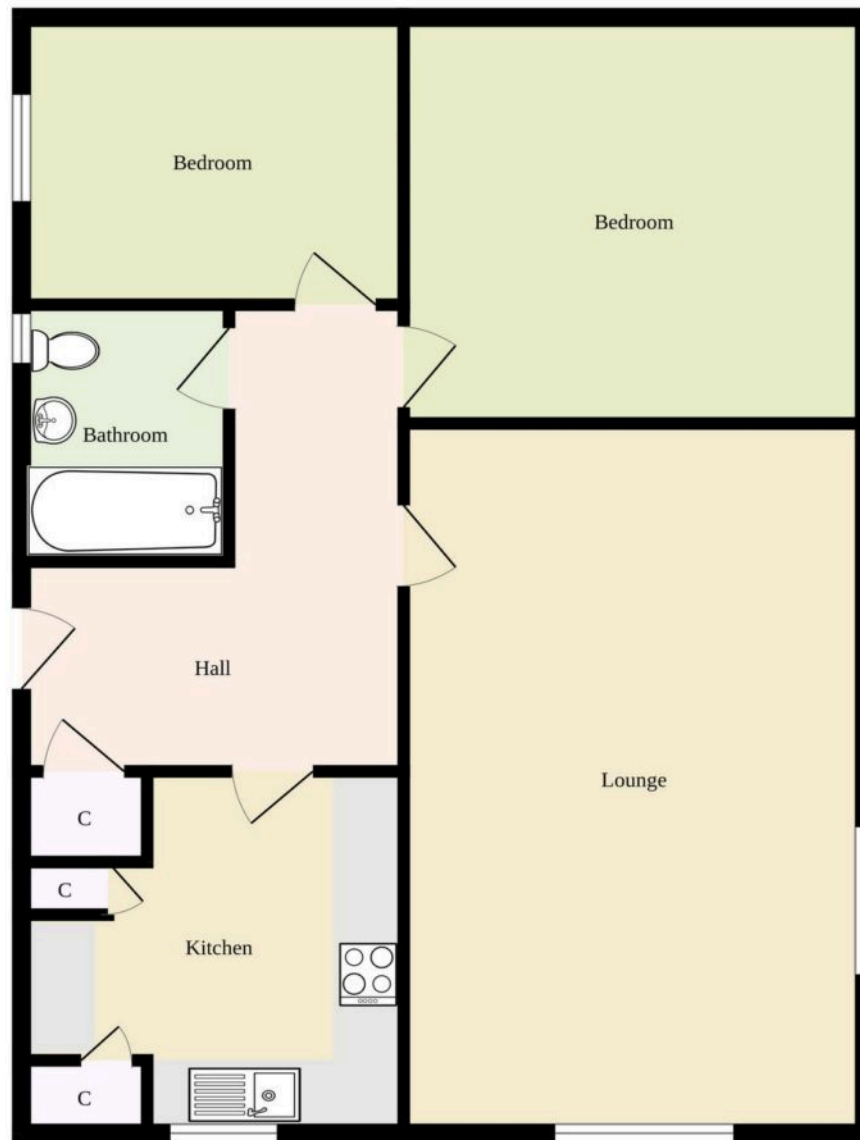
Ground rent - £10 pcm

Maintenance fee - Approx. £350 p/a

Ceiling and floor re-plastered within the past 6 months



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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 *Abi*
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Meet *Karol*
Property Valuer



Meet *Claire*
Aftersales Team Leader

Minors & Brady
Your home, our market



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