



2 Guardian Road, Norwich

Norwich



Guide Price
Minors & Brady

2 Guardian Road

Norwich

Tucked away on Guardian Road, this home is a hidden gem waiting to be discovered. Chain-free and ready to move into, it offers three well-proportioned bedrooms and a family bathroom, complemented by a separate WC. The generously sized lounge/diner provides the perfect space for family life and entertaining friends. A practical kitchen, fitted with wooden cabinetry and space for appliances, serves as the heart of the home. Outside, a large private garden with fruit trees creates an inviting environment for children to play or for hosting outdoor gatherings. Off-road parking adds convenience, while the generous plot gives a sense of space rarely found in the area. Situated in Norwich's vibrant NR5 postcode, residents enjoy easy access to schools, shops, parks, and excellent transport links. Ideal for first-time buyers or as an investment opportunity.

- Chain-free and ready to move in
- Three well-proportioned bedrooms
- Generous lounge/diner perfect for family living and entertaining
- Kitchen with wooden cabinetry and space for appliances
- Family bathroom plus separate WC
- Large private garden with fruit trees
- Generous plot providing ample outdoor space
- Off-road parking for convenience
- Ideal for first-time buyers or investors
- Prime NR5 location with excellent access to schools, shops, parks, and transport links





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The Location

Guardian Road, located in the heart of Norwich's NR5 postcode. This vibrant area lies just west of the city centre and is prized for its diverse mix of housing options, from character-filled period homes to sleek modern developments.

Living here means you're never far from essential amenities. Local shops, popular pubs, and a variety of restaurants provide plenty of options for everyday needs and leisure.

Nearby supermarkets make grocery shopping effortless, while highly regarded schools add to the family-friendly atmosphere. Residents enjoy easy access to green spaces and local parks, perfect for outdoor activities and relaxation.

Connectivity is a standout feature of this location. Guardian Road sits close to the Norwich Ring Road, allowing quick routes to major destinations such as the University of East Anglia, Norfolk and Norwich University Hospital, and Norwich School of Arts. For travellers, Norwich International Airport is easily reachable, while Longwater Retail Park and the A47 southern bypass are just minutes away by car.

Public transport links are excellent, offering smooth and frequent connections to the city centre and surrounding areas, making daily commuting or exploring the region straightforward.



M&B

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Guardian Road, Norwich

This three-bedroom home on Guardian Road offers a perfect combination of space, comfort, and potential. Boasting a welcoming entrance hall, the property leads into a generously sized lounge/diner, ideal for family living and entertaining.

The kitchen is fitted with attractive wooden cabinetry and provides ample space for appliances, making it a practical and inviting heart of the home.

Upstairs, there are three well-proportioned bedrooms and a family bathroom, along with a separate WC, catering perfectly to modern family needs. The property sits on a generous plot with a large private garden, complete with fruit trees, offering a safe and expansive space for children to play and for outdoor entertaining.

Additional features include off-road parking and a location that makes this property a fantastic investment opportunity or a great first-time buyer home. With no chain, this home is ready for its new owners to move in and enjoy.

Agents Note

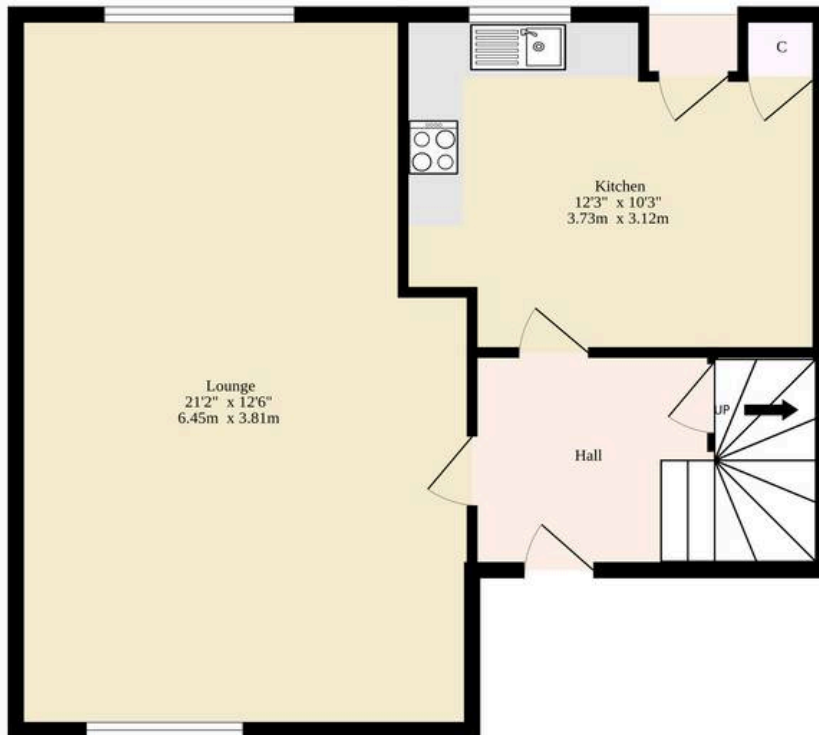
Sold Freehold & Chain-Free

Connected to all mains services.

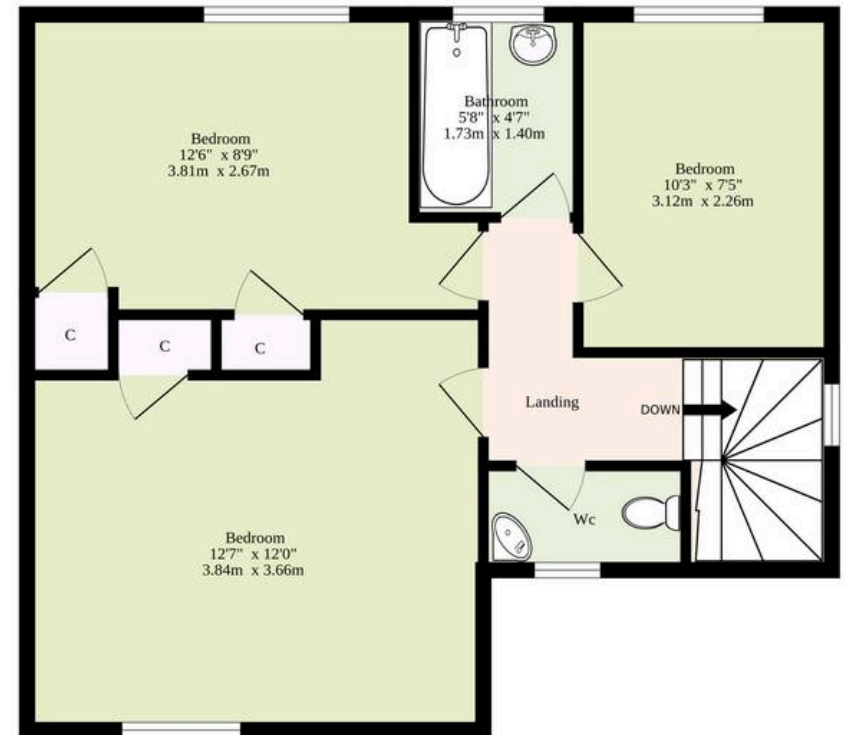


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Ground Floor
436 sq.ft. (40.5 sq.m.) approx.



1st Floor
437 sq.ft. (40.6 sq.m.) approx.



TOTAL FLOOR AREA : 893sq.ft. (83.0 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.

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Dreaming of this home? Let's make it a reality



Meet *Liam*
Branch Manager



Meet *Rosie*
Senior Sales Progressor



Meet *Tristan*
Senior Property Valuer

Minors & Brady
Your home, our market

 norwich@minorsandbrady.co.uk

 01603 365085

 107 Unthank Road, Norwich, NR2 2PE

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