



47 Clarence Road, Norwich
Norwich

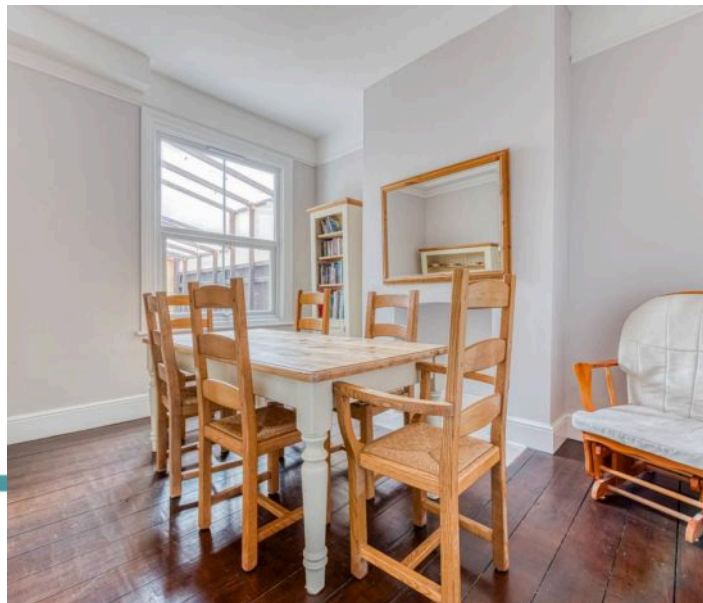


Minors & Brady

47 Clarence Road

Norwich

Chain-free and beautifully renovated, this Victorian terrace is perfectly positioned within walking distance of Norwich city centre and the train station, offering a seamless blend of period charm and modern living. Inside, a bright entrance hall with original tiled flooring leads to a bay-fronted sitting room with exposed timber floors, ideal for relaxing or entertaining, and an adjoining dining room perfect for family meals. The kitchen, fitted with quality cabinetry and an integrated oven, opens onto a lean-to conservatory, creating a peaceful spot for casual seating. Upstairs, three double bedrooms provide comfort and privacy, complemented by a luxurious four-piece bathroom with roll-top bath and double shower, as well as a stylish marble-effect shower room. A versatile basement offers potential for an additional bedroom or reception space, while outside, a low-maintenance brick-weave courtyard bordered by flower beds provides a private outdoor space, with permit parking adding convenience to this characterful and flexible family home.



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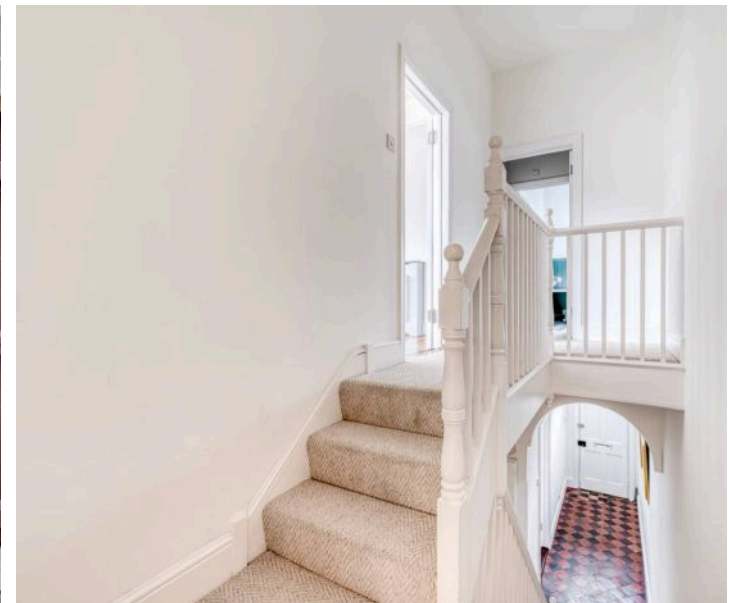


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47 Clarence Road

Norwich

- Chain free
- Renovated Victorian terrace positioned within a prime location of Norwich
- Only a short walk away from the city centre and the train station
- Beautiful family home showcasing spacious and flexible accommodation that can easily adapt to your own preferences and style
- Bay-fronted sitting room filled with natural light, inviting relaxation and entertaining
- Dining room encouraging intimate family meals and gatherings
- Kitchen equipped with quality cabinetry, an integrated oven and a lean-to conservatory suitable for seating arrangements
- Three double bedrooms offering comfort and privacy, alongside a luxury bathroom and a shower room
- A versatile basement level with the potential to be converted into an additional bedroom/reception room
- A private, low-maintenance courtyard that is predominantly brick-weave, bordered by flower beds



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Location

Clarence Road is a residential street located just east of Norwich city centre, in the Thorpe Hamlet area. The road enjoys a convenient location, offering easy access to a variety of local amenities. Residents can find nearby shops and cafés, along with essential services such as grocery stores and small independent retailers. Families benefit from the close proximity of several schools: Sewell Park Academy, a well-regarded secondary school; Norwich School, an independent day school; and Thorpe St Andrew School, serving the wider area.

Healthcare needs are well-catered for, with local GP practices nearby and the Norfolk and Norwich University Hospital only a short drive or bus ride away, providing comprehensive medical services. Transport links are strong, with Norwich Railway Station within walking distance, connecting to regional and national destinations, and multiple bus routes along surrounding main roads offering easy access to the city centre and beyond. The combination of good schools, healthcare facilities, local amenities, and excellent transport links makes Clarence Road a highly convenient and desirable location for families and professionals.



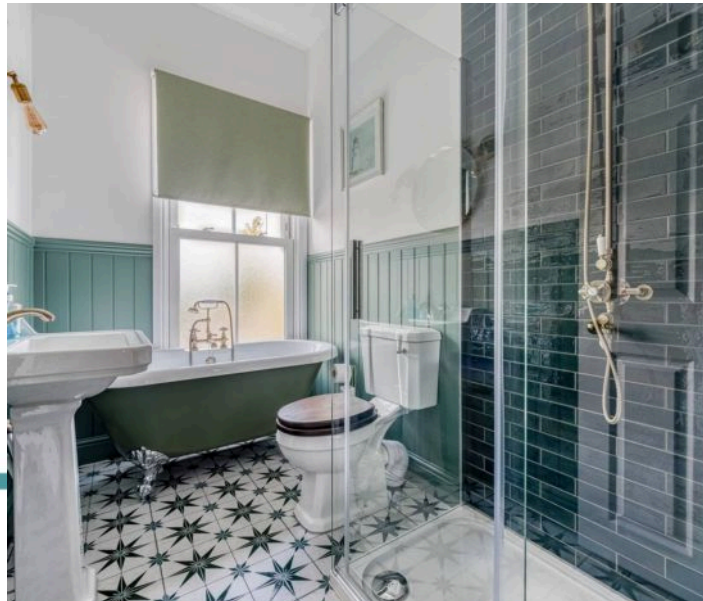
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47 Clarence Road

Norwich

This beautifully renovated Victorian terrace offers a perfect blend of character and contemporary living, ideally positioned within walking distance of Norwich city centre and the train station. A striking family home, it provides spacious and flexible accommodation that can effortlessly adapt to your lifestyle and personal style.

Step into the welcoming entrance hall, bright and airy, featuring original tiled flooring that hints at the home's period charm. The bay-fronted sitting room is bathed in natural light, with exposed timber flooring, creating a warm and inviting space for both relaxation and entertaining. Adjacent, the dining room encourages intimate family meals and gatherings, seamlessly connecting to the heart of the home. The kitchen is fitted with quality cabinetry, a double sink with mixer taps and an integrated oven, alongside space for a breakfast table. It flows into a lean-to conservatory that offers the perfect spot for casual seating or al-fresco dining during the summer months.



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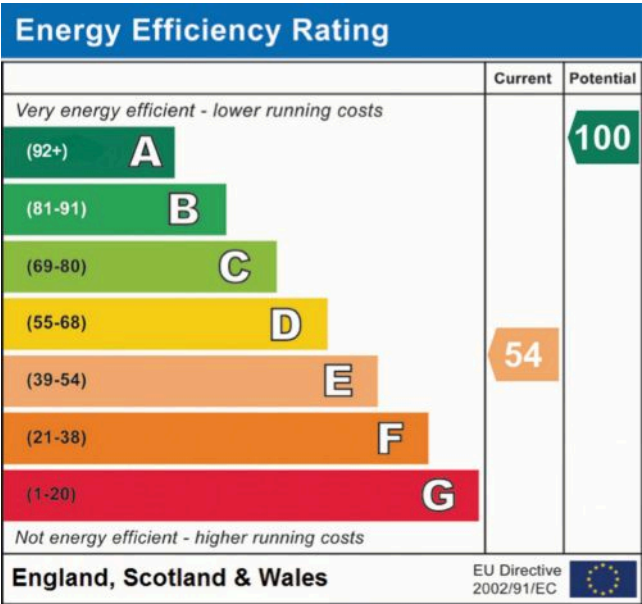
Norwich

Upstairs, three double bedrooms provide comfort and privacy, complemented by a luxurious bathroom with a stylish four-piece suite, including a roll-top bath, double shower, WC, and hand wash basin. A further stylish shower room, adorned with marble-effect tiled walls, offers a shower, WC, and hand wash basin, perfect for family convenience or guests.

The versatile basement level offers potential to create an additional bedroom or reception room, tailored to your needs. Outside, the private, low-maintenance courtyard is predominantly brick-weave and bordered by charming flower beds, offering a peaceful outdoor space. Permit parking is available, adding convenience to this city-centre location.

Agents note

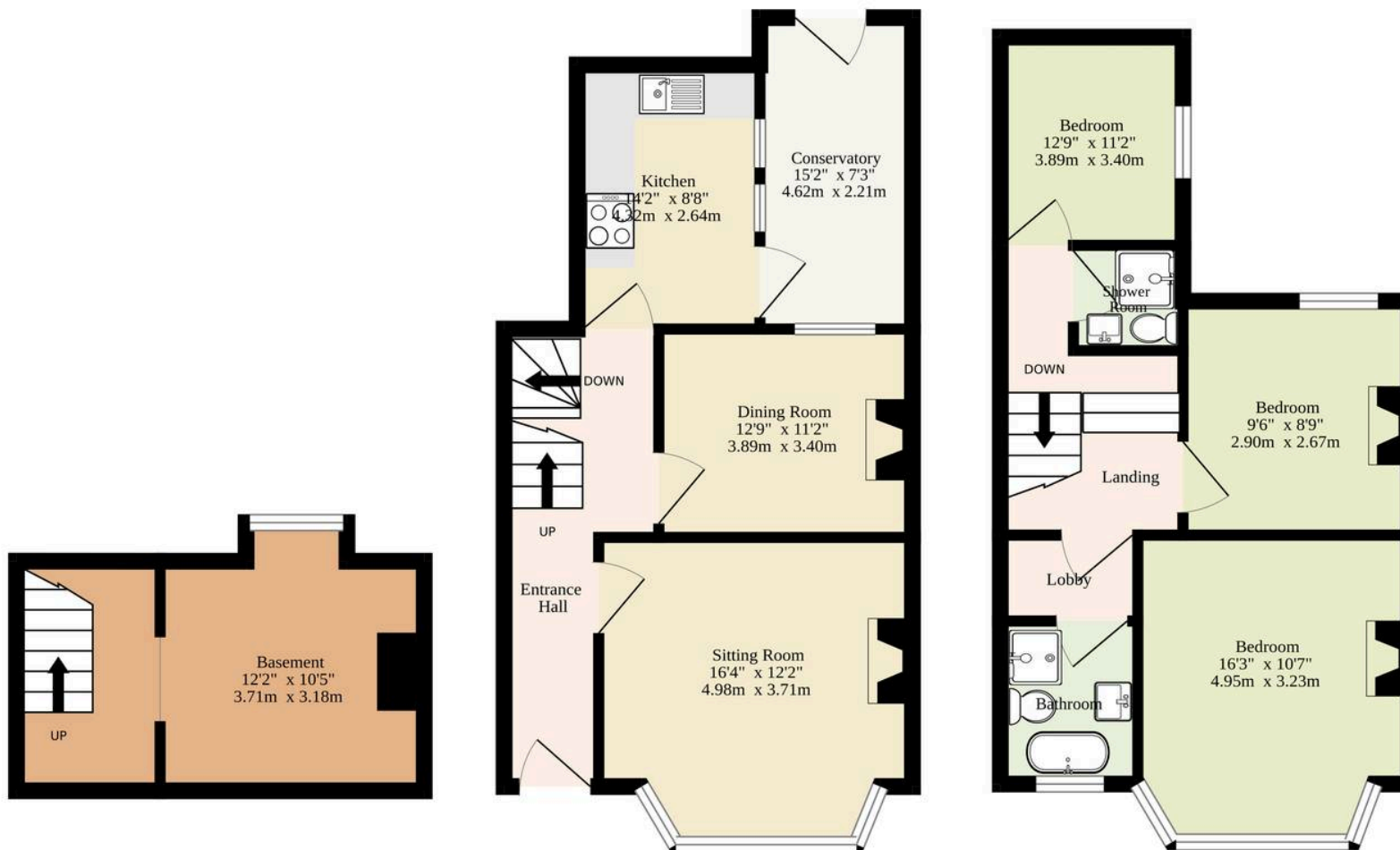
Freehold



Basement
183 sq.ft. (17.0 sq.m.) approx.

Ground Floor
580 sq.ft. (53.9 sq.m.) approx.

1st Floor
597 sq.ft. (55.5 sq.m.) approx.



Sqft Includes The Basement Level

TOTAL FLOOR AREA : 1360 sq.ft. (126.3 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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