



35 Melrose Road, Norwich

Norwich



Minors & Brady

Beneath the charm of a classic Victorian façade lies a home brimming with unexpected personality. Step inside to discover black-and-terracotta patterned tiles that hint at the vibrancy within. The sitting room exudes warmth, with bespoke shelving and patterned wallpaper creating a welcoming canvas for personal touches. A radiant yellow dining area dances alongside the flicker of a wood burner, flowing effortlessly into a stylish galley kitchen with modern cabinetry and natural wood surfaces. Even the ground floor bathroom makes a statement with bold green and yellow tiles, paired with clever, practical features. Upstairs, two double bedrooms offer contrasting moods, one serene and airy, the other enveloped in rich tones with an ensuite shower room. The home has been fully updated with rewiring, new windows, radiators, flooring, and a new boiler in 2024, blending modern comfort with character. Outside, a lush garden and on-street parking complete this unique, inviting sanctuary that celebrates colour, design, and thoughtful living.

- A Victorian terraced home that reveals its character through classic black-and-terracotta patterned tiles, hinting at the vibrant personality within
- Two generously proportioned double bedrooms, one of which conceals a private ensuite shower, offering a rare touch of luxury and intimacy
- A sitting room that invites lingering moments, with bespoke shelving and thoughtfully patterned wallpaper adding depth and warmth to everyday life
- A dining area awash with light and colour, where the gentle flicker of a wood-burning stove creates a comforting ambience
- Practical on-street parking
- A galley kitchen that balances practicality and beauty, with wood surfaces and cleverly arranged storage that turns cooking into an enjoyable experience





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The Location

Melrose Road lies just a short distance from Norwich city centre. Its position offers residents the benefit of a quieter, village-like setting while still being within easy reach of the shops, restaurants, and cultural attractions of the city. Locally, the area provides a range of everyday amenities including a small supermarket, post office, pharmacy, cafés, and traditional pubs, ensuring that daily essentials are always close at hand.

Families are well served by good local schools, both primary and secondary, with further educational opportunities nearby at the University of East Anglia. Healthcare facilities include nearby GP practices and pharmacies, while the Norfolk and Norwich University Hospital is only a short drive away.

Transport connections from Melrose Road are particularly strong. Regular bus services link the area directly with Norwich city centre and the train station, while road access is highly convenient: the nearby A11 provides routes to Cambridge, London, and beyond, while the A47 gives swift access east and west across Norfolk. Residents also benefit from easy access to Newmarket Road and Chantry Place, making shopping and leisure trips simple and straightforward. Notcutts Garden Centre and Harford Bridge provide additional options for supermarkets, retail parks, and large-scale shopping needs.

The area is further enhanced by local green spaces such as Eaton Park and scenic riverside walks along the River Yare, offering recreational opportunities for all ages. Combined, these features make Melrose Road a particularly attractive, well-connected, and family-friendly place to live.



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Step through the front door of this enchanting two-bedroom terraced home and immediately be greeted by the charm of classic Victorian patterned tiles in striking black and terracotta, a prelude to the vibrant personality that runs throughout.

The warmth of the sitting room beckons, where bespoke shelving and tastefully patterned wallpaper replace the starkness of plain walls, offering a canvas for your own decorative flourishes. The carefully curated furnishings exude style without pretense, wrapping the space in a welcoming, lived-in glow.

Adjacent, the dining room presents a bold interplay of colour, with a radiant yellow backdrop that dances with the flicker of the log burner. The staircase is tastefully partitioned, lending an air of intimacy while maintaining flow, and the open connection to the galley kitchen ensures the heart of the home remains irresistibly social.

Modern cabinetry, natural wood surfaces and the clever display of hanging pots and pans create a balance of practicality and aesthetic delight, a space that feels as beautiful as it is functional.



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Even the ground floor bathroom asserts its own character, where bright yellow tiles set against a rich green backdrop form a striking, yet harmonious statement. A versatile worktop and tucked-away washing machine enhance functionality without compromising style, ensuring every corner of the home serves a purpose.

Upstairs, two double bedrooms offer contrasting moods that continue the home's playful embrace of colour. One is light, airy, and serene, while the other envelops you in deep, comforting tones, complete with an ensuite shower room, a rare and coveted feature. Here, a generous walk-in shower is complemented by mosaic-inspired flooring and thoughtfully tiled walls, a miniature sanctuary of design and practicality.

Throughout, the home has been thoughtfully updated with complete rewiring, new windows, new radiators, flooring, and decoration, alongside a new kitchen, bathroom, and en-suite. A new boiler was installed in 2024, and the addition of a wood burner adds both warmth and charm.

Outside, the garden unfurls into a verdant retreat, punctuated by mature shrubs, winding walkways, and a serene sense of seclusion, a true oasis for both relaxation and entertaining. On-street parking adds a layer of convenience to a home that perfectly marries quirky character with modern comforts.

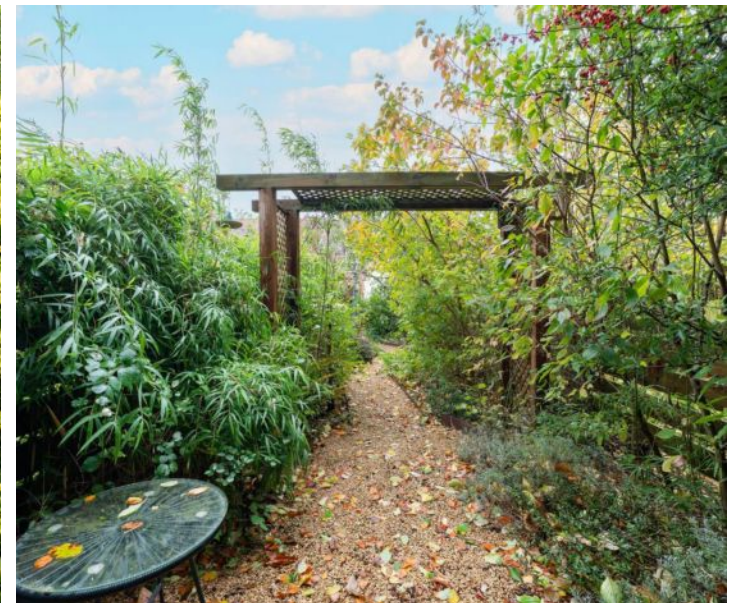
This terraced gem is more than a house; it's a celebration of colour, personality, and thoughtful design, offering a unique sanctuary that stands apart from the ordinary.

Agents Note

Sold Freehold

Connected to all mains services.

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Ground Floor
418 sq.ft. (38.8 sq.m.) approx.

1st Floor
309 sq.ft. (28.7 sq.m.) approx.



TOTAL FLOOR AREA : 786sq.ft. (73.0 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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Meet *Rosie*
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Meet *Tristan*
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