



2 Robert Gybson Way, Norwich

Norwich

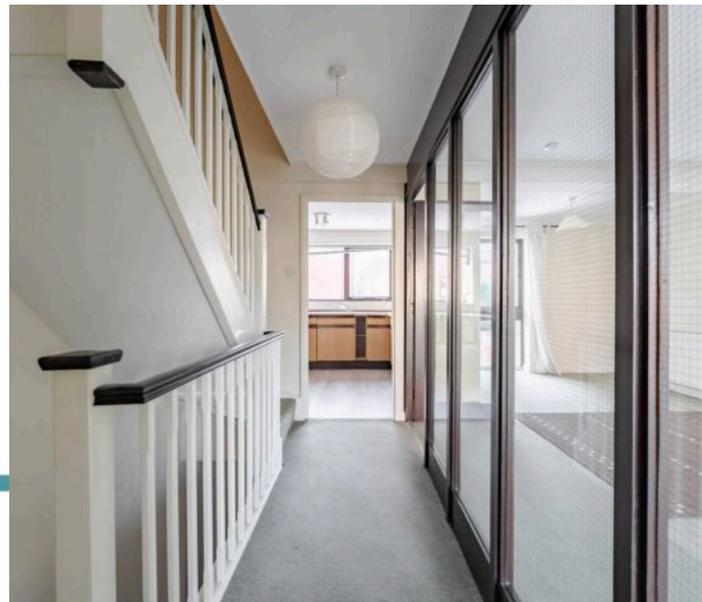


Minors & Brady

## 2 Robert Gybson Way

Enjoying a setting with views over the river, this well-presented mid-terraced townhouse is located within the popular NR3 area of Norwich. Arranged over three floors, the property offers flexible accommodation that will appeal to both owner-occupiers and those seeking a reliable investment. The main living space is light and generously proportioned, opening onto a balcony that makes the most of the riverside outlook. A well-placed kitchen and shower room support comfortable, everyday living on the same level. Three bedrooms are arranged across the upper floor, including a principal bedroom with en-suite facilities. The ground floor adds further versatility with a study or fourth bedroom, alongside practical utility space and a WC. Off-road parking, a garage, and outdoor space complete this appealing and well-located home.

- Riverside position with attractive views over the river, adding a calm and appealing outlook to this city home
- Located within the popular NR3 area of Norwich, known for its convenience and continued demand
- Well-arranged townhouse accommodation set across three floors, offering flexibility for a variety of buyers
- Spacious and light-filled sitting room forming the main living area of the home
- Balcony accessed from the living space, providing an enjoyable spot to relax and take in the views
- Versatile ground floor room suitable for use as a study, home office, or occasional bedroom
- Three well-proportioned bedrooms on the upper floor, all benefiting from built-in storage
- Principal bedroom featuring the added convenience of an en-suite shower room





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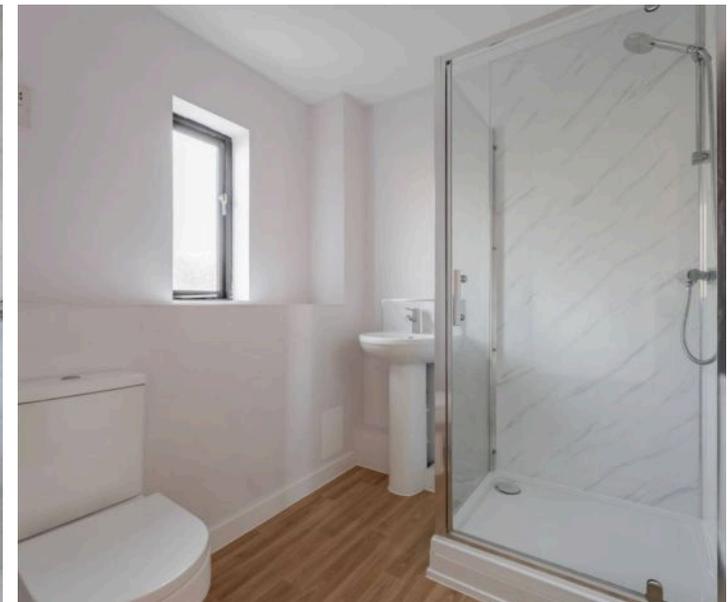
## 2 Robert Gybson Way

### The Location

Robert Gibson Way is situated in a tucked-away riverside setting just to the north of Norwich city centre, combining a convenient location with a more peaceful outlook. The development enjoys a position alongside the River Wensum, with sections overlooking the water and easy access to riverside walking routes that connect to nearby green spaces such as Wensum Park.

Norwich city centre is within comfortable walking distance, offering a wide range of shops, cafés, restaurants and cultural attractions, while Norwich railway station provides regular services to London, Cambridge and destinations across the region.

The area is well served by local shops, schools and bus routes, and benefits from straightforward access to the inner ring road and the A47, making travel around the city and further afield both practical and efficient.



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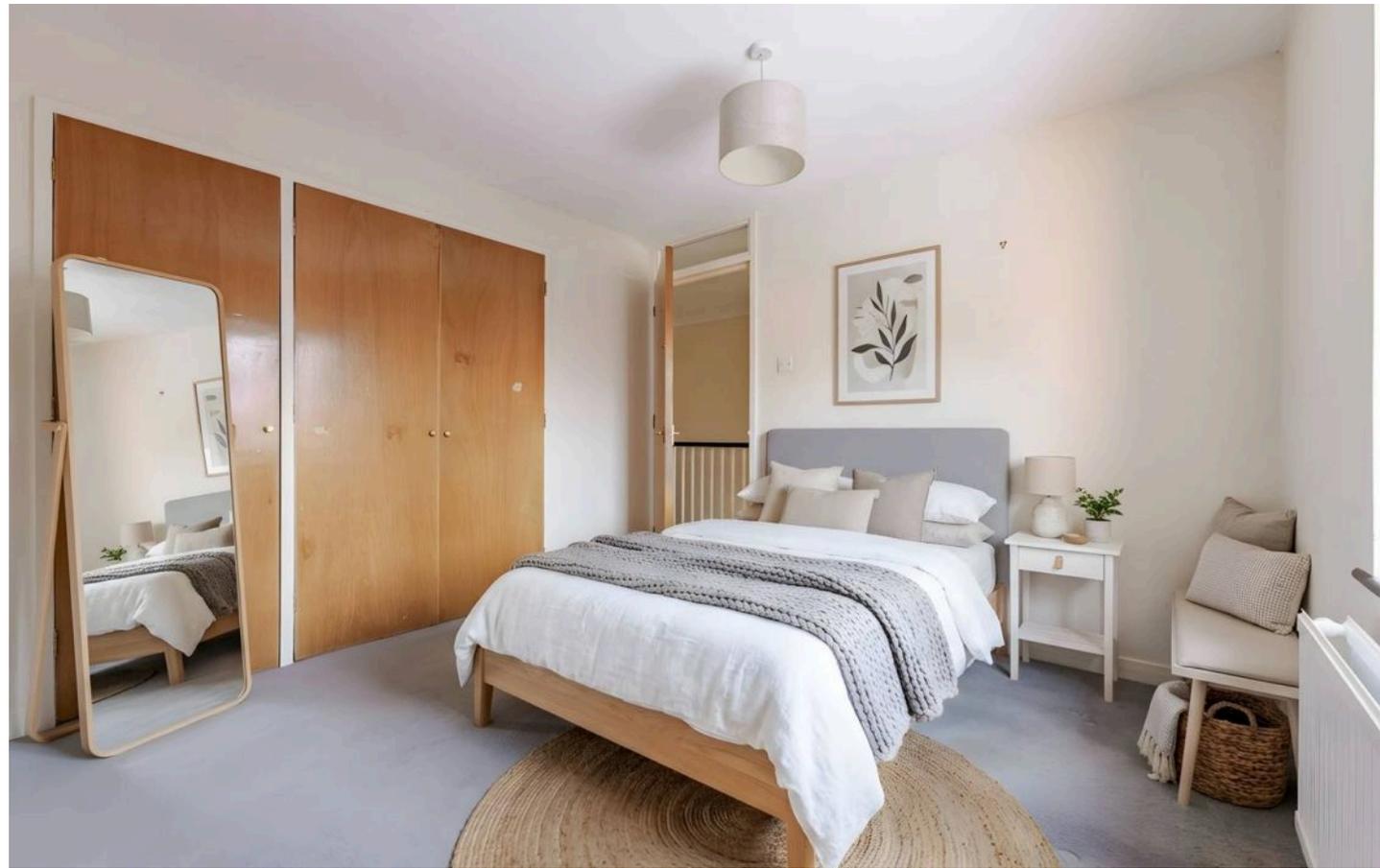
### Robert Gybson Way, Norwich

Set within the popular NR3 area, this well-arranged mid-terraced townhouse offers flexible accommodation across three floors, making it an ideal home for owner-occupiers and an attractive rental investment if desired. The property benefits from off-road parking to the front, along with a garage, providing valuable practicality in this convenient city location.

Upon entering, you are welcomed by an entrance hall that gives access to a useful ground floor WC and utility space, currently housing a washing machine. Also on this level is a versatile room that works equally well as a study or fourth bedroom, ideal for home working or guests.

The layout on this floor allows for separation from the main living areas, enhancing privacy and flexibility.

The middle floor forms the heart of the home, featuring a generous sitting room that is impressive in size and flooded with natural light. From here, doors open onto a balcony that enjoys views over the river, creating a pleasant space to relax or unwind.



## 2 Robert Gybson Way

The top floor comprises three well-proportioned bedrooms, all benefiting from built-in storage. The principal bedroom enjoys the added convenience of an en-suite shower room, while the remaining bedrooms are served by the other facilities within the home. The layout makes this level ideal for family living or shared occupancy.

Externally, the property offers garden space, providing a welcome outdoor area in this city setting. With its townhouse design, river views, parking, and flexible room configuration, this home presents a strong opportunity for a range of buyers, including those seeking a well-located residence or a solid rental investment in a consistently popular area of Norwich.

### Agents Note

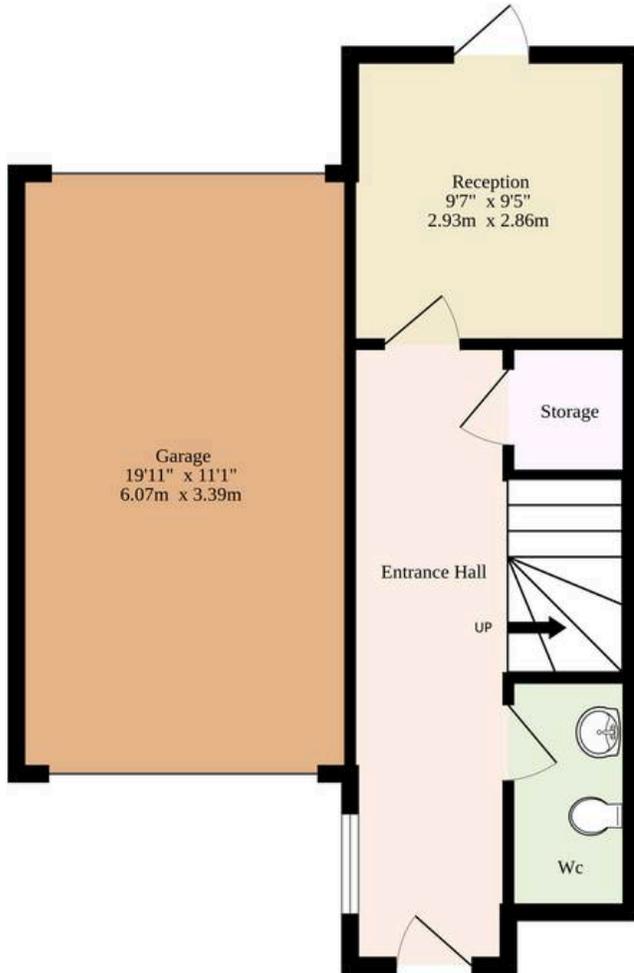
Sold Freehold

Some images used in this listing have been digitally staged to illustrate potential furnishing and layout options. We recommend arranging a viewing to assess the space and features in person.

Connected to all mains services.



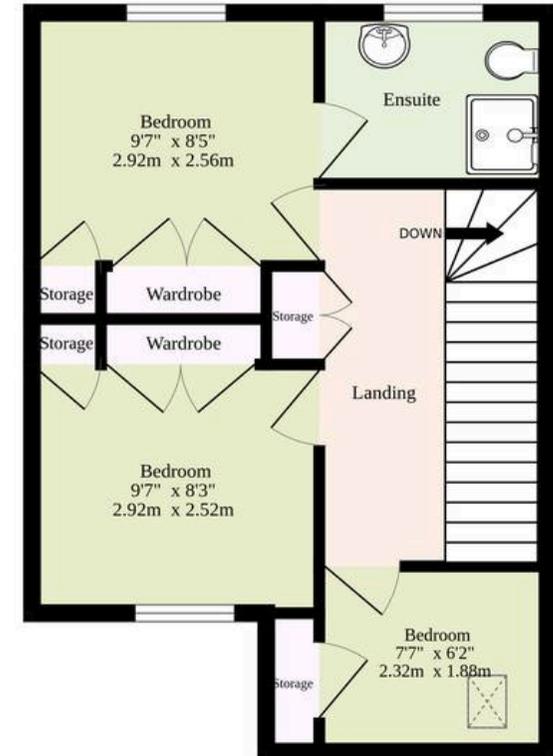
Ground Floor  
359 sq.ft. (33.4 sq.m.) approx.



1st Floor  
452 sq.ft. (42.0 sq.m.) approx.



2nd Floor  
352 sq.ft. (32.7 sq.m.) approx.



**TOTAL FLOOR AREA : 1163 sq.ft. (108.0 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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