



42 Grove Avenue, Norwich

Norwich



Minors & Brady

42 Grove Avenue

This well-presented mid-terraced home offers a rare combination of space, practicality and an excellent location close to Norwich City Centre. Its generous living areas create a comfortable and versatile environment suited to a wide range of lifestyles. The natural light throughout the property enhances the sense of space on both floors. A private rear garden provides a welcome outdoor space with the added advantage of direct access to the garage and parking. The presence of both off-road parking and permit options is particularly valuable for a city setting. Gas central heating and double glazing ensure efficient and reliable year-round comfort. The home's layout offers flexibility for families, professionals or those wanting dedicated work-from-home space. With amenities, transport links and the city centre all within easy reach, this property represents an appealing and convenient place to live.

- Sought-after location within walking distance of Norwich City Centre
- Spacious lounge-diner providing versatile open-plan living
- Three well-proportioned bedrooms offering flexible usage
- Private, enclosed rear garden ideal for outdoor relaxation
- Garage and off-road parking positioned to the rear
- Additional permit parking available for residents
- Fitted kitchen with practical workspace and storage
- Ground-floor cloakroom adding everyday convenience
- Gas central heating and double glazing throughout
- Close to local amenities, transport links and green spaces





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42 Grove Avenue

The Location

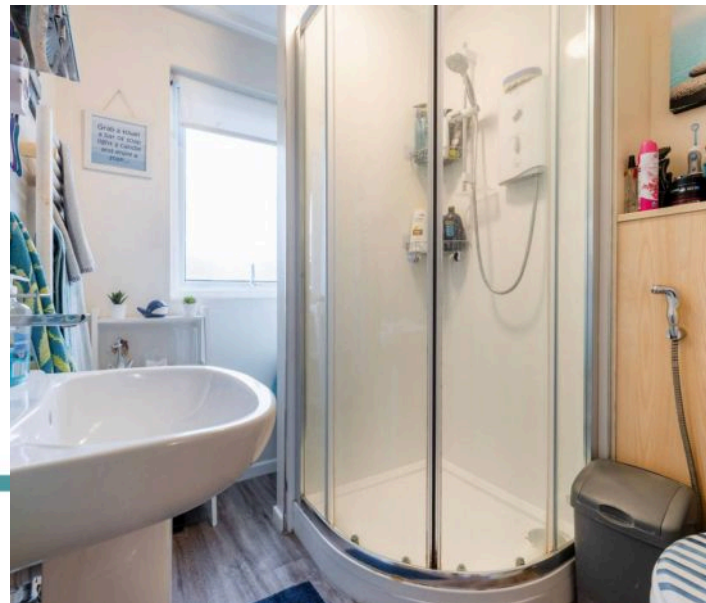
Located on Grove Avenue, this home offers a relaxed, easy-going setting while keeping everything you need close at hand. The road itself is known for being calm and residential, with a friendly feel and a sense of space that's becoming harder to find this close to the city. It's an area where people appreciate the quiet, yet value how simple it is to walk into Norwich without worrying about parking or traffic.

From the end of the road, it's an easy stroll into the city centre, where you'll find Norwich's well-loved mix of independent shops, cafés, the historic lanes, and the famous market. The Cathedral Quarter and riverside are both nearby, making day-to-day life feel connected and convenient.

Norwich Train Station is also within reach, offering straightforward travel for commuters or weekend trips. Buses run regularly in the area too, adding to the overall accessibility.

For those who enjoy being outdoors, the nearby riverside paths offer pleasant routes for walking or cycling. Whitlingham Country Park is only a short journey away, providing open space, water views, and a peaceful spot to unwind without needing to travel far.

Overall, Grove Avenue offers a very balanced lifestyle: a quiet street, good community feel, and all the benefits of Norwich's city centre just a short walk from your door.



42 Grove Avenue

Grove Avenue, Norwich

This spacious three-bedroom mid-terraced home is ideally positioned in a sought-after location within walking distance of Norwich City Centre.

Well placed for access to local amenities, transport links and green spaces, the property offers generous accommodation throughout and represents an excellent opportunity for a range of buyers.

The ground floor features an inviting entrance lobby that leads into a bright and well-proportioned lounge-diner. This comfortable open-plan living space provides ample room for both seating and dining areas, making it well suited to modern family life or entertaining.

The fitted kitchen sits to the rear and offers practical workspace and storage. Completing the ground floor is a useful cloakroom, adding to the convenience of the layout.

Upstairs, the property benefits from three bedrooms arranged off the landing. All rooms enjoy good natural light, and the arrangement provides flexibility for family living, guest accommodation or home-working.

A family shower room serves the first floor.



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Externally, the home enjoys a private, enclosed rear garden, an ideal space for outdoor seating, gardening or family use. Beyond the garden sits a garage and off-road parking, a valuable addition in this popular residential area.

Permit parking is also available.

With gas central heating and double glazing throughout, this well-located property offers comfortable living in a highly convenient setting. Internal viewing is strongly recommended to fully appreciate the space on offer.

Agents Note

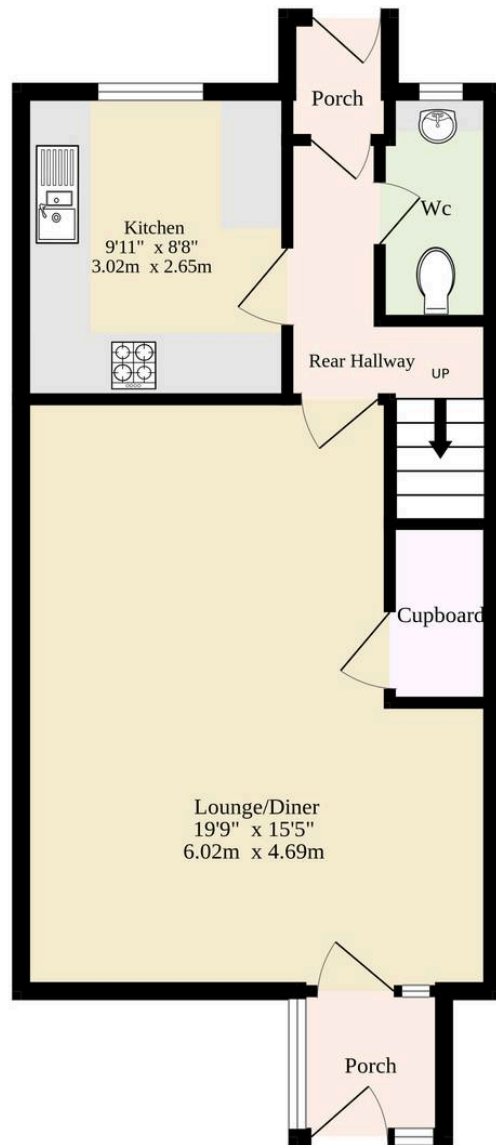
Sold Freehold

Connected to all mains services.

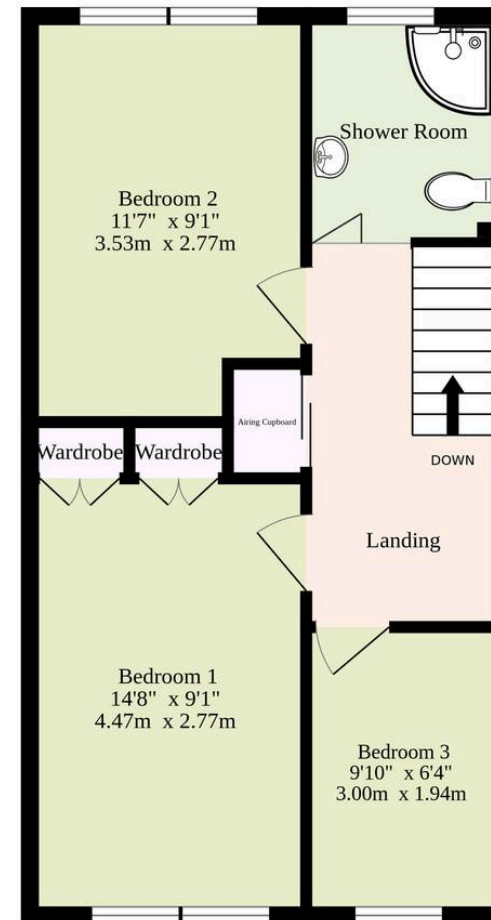


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Ground Floor
615 sq.ft. (57.1 sq.m.) approx.



1st Floor
457 sq.ft. (42.5 sq.m.) approx.



Garage
17'0" x 8'3"
5.18m x 2.51m

Including Garage

TOTAL FLOOR AREA : 1072 sq.ft. (99.6 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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Minors & Brady

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