



24 Recreation Road, Norwich

Norwich



Minors & Brady

The arched entrance, framed by climbing foliage, welcomes you into this commanding chain-free family home set on a generous corner plot, offering versatility for modern living. Inside, the property combines period features with contemporary décor, creating a warm and inviting atmosphere throughout. Dual-aspect rooms, including the sitting and dining areas, flood the home with natural light while retaining elegant period details. The kitchen, with its stylish wooden finish and space for a large range cooker, also features a breakfast bar for casual dining and entertaining. Upstairs, a large landing with feature lighting enhances the sense of space and leads to four well-proportioned bedrooms and family bathrooms. Niche aspects, such as the arched entrance, feature brickwork, and thoughtful stairwell details, add character and charm at every turn. Externally, the property enjoys a secluded rear garden with tiered borders, patio, and seasonal foliage, alongside a shingled driveway, garage, and useful outbuildings. This home represents a rare opportunity to combine period elegance with flexible family living in a sought-after Norwich location.

- Striking arched entrance adorned with climbing foliage, creating a charming and welcoming first impression
- Generous corner plot providing flexible indoor and outdoor living, ideal for families or versatile layouts
- Dual-aspect sitting and dining rooms that capture natural light throughout the day, accentuating period detailing and high ceilings
- Wooden kitchen with space for a large range cooker, complemented by breakfast bar seating for casual dining or entertaining
- Original period features thoughtfully preserved, blending harmoniously with modern finishes for timeless character
- Expansive landing with feature pendant lighting, enhancing the sense of space and adding a focal point

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24 Recreation Road

The Location

Set in the vibrant heart of Norwich, Recreation Road, NR2, enjoys a highly desirable position within the much-admired Golden Triangle. This area strikes a superb balance between city living and neighbourhood charm, offering both the energy of the city centre and a warm, residential feel.

Residents benefit from excellent green spaces nearby. Heigham Park is just around the corner, featuring mature lawns, tennis courts, and quiet walkways, perfect for leisurely strolls. A little further is the enchanting Plantation Garden, a restored Victorian-era garden with terraces, woodland paths and intricate architectural details, an ideal spot for relaxation and inspiration.

For daily life, the area is well served by a mix of independent cafés, pubs, and shops, particularly along Unthank Road, giving it a village-like feel within the city. Good connectivity is another major advantage: local bus routes provide quick links to the city centre, while connections reach further afield, including Cambridge and London.

Families will appreciate the proximity to highly regarded schools, while students and professionals value being close to the University of East Anglia and the Norfolk & Norwich University Hospital. Community spirit is strong here, with regular local initiatives, neighbourhood events, and a welcoming atmosphere.

In short, Recreation Road in NR2 offers more than just a postcode, it's a genuinely connected, leafy, and characterful corner of Norwich that brings together heritage, nature, and convenience.



24 Recreation Road

Recreation Road, Norwich

A beautifully presented family home situated on a generous corner plot in a sought-after Norwich location. Boasting a versatile floorplan, this property combines period character with modern living, making it perfect for families seeking both style and practicality.

The property welcomes you with a striking arched entrance, enhanced by climbing foliage weaving around the doorway, adding an immediate sense of charm and character. The hallway features pavement flooring and provides access to the bright and airy sitting room, dining room, and kitchen, with lots of dual-aspect rooms allowing natural light to flood the main living areas.

The home retains many period features that blend beautifully with contemporary décor, creating a warm and inviting ambiance.

The kitchen is fitted with a stylish wooden finish and offers space for a large range cooker alongside breakfast bar seating, making it a perfect space for casual dining and entertaining. Its design complements the home's period features while providing all the functionality needed for modern family life.

A sense of light and space continues upstairs, where the large landing features feature lighting hanging in the stairwell, illuminating the area and enhancing the home's welcoming feel. The landing leads to four well-proportioned bedrooms, a family bathroom, and a separate W.C., offering flexible living options for a growing family or home-working needs.



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Externally, the property sits behind a feature brick wall with a shingled driveway providing parking for several vehicles. The secluded rear garden is a lovely space for relaxation, featuring a paved patio, lawned areas with tiered borders, and the charm of fallen leaves adding seasonal character.

There is also access to an outside W.C. and coal shed, along with side access via a gate to the driveway and a garage with power and light. This delightful family home is offered with no onward chain and represents a rare opportunity to acquire a property that seamlessly marries period charm with modern living in a prime Norwich location.

Agents Note

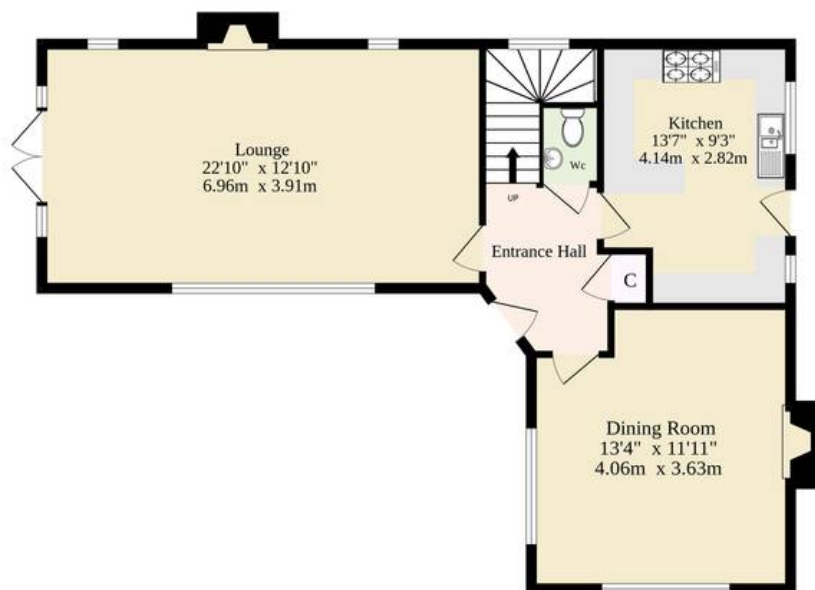
Sold Freehold

Connected to all mains services.

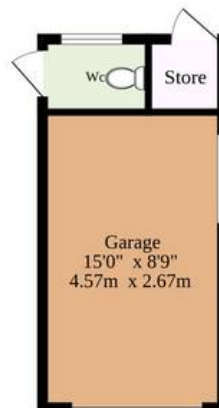
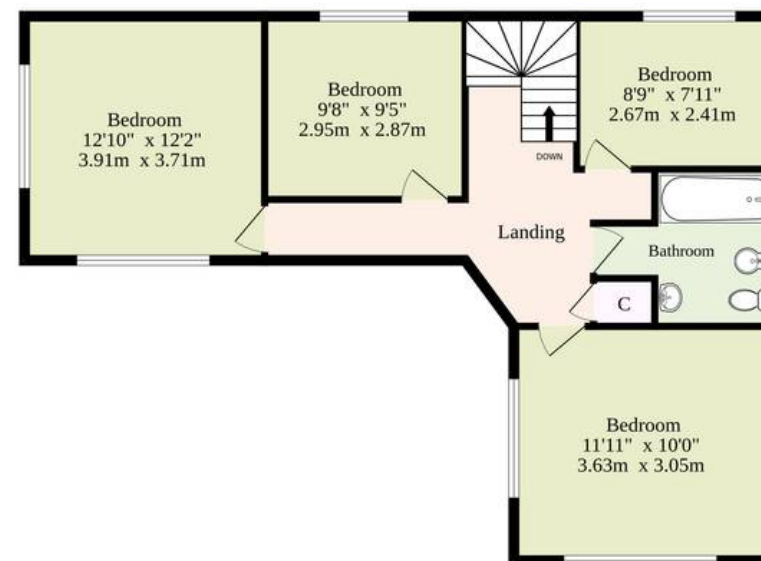


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Ground Floor
795 sq.ft. (73.9 sq.m.) approx.



1st Floor
670 sq.ft. (62.2 sq.m.) approx.



Sqft Includes Garage

TOTAL FLOOR AREA : 1465 sq.ft. (136.1 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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