



145 Lincoln Street, Norwich

Norwich

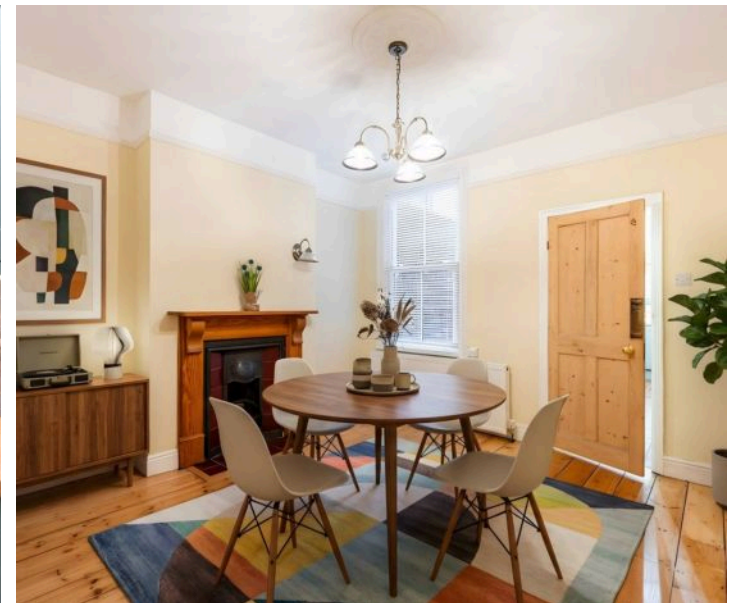


Guide Price £325,000
Minors & Brady

This stunning over-the-passage terraced home has been completely renovated to an exceptional standard, with £100,000 invested to create a residence of outstanding quality. Having never been lived in since the renovation, every detail has been carefully considered. The ground floor features two spacious reception rooms, each with elegant fireplaces, stripped wooden floors and thoughtful design touches. A newly fitted, high-end kitchen offers integrated Bosch appliances, premium surfaces, and a bright, functional layout ideal for modern living. Upstairs, two generous double bedrooms and a third versatile room provide ample space, complemented by a fully refurbished bathroom with contemporary fixtures. Externally, a gated front pathway and landscaped rear garden enhance the property's appeal. This home represents a rare opportunity to acquire a meticulously refurbished property where time, money, and craftsmanship have been devoted to creating a flawless living environment.

- Original features throughout, including cast iron fireplaces, ceiling roses, picture rails, and stripped wooden flooring
- Two reception rooms providing flexible living and entertaining spaces
- Newly fitted kitchen with contemporary cabinetry, quality work surfaces, and integrated Bosch appliances
- Dual-aspect windows in the kitchen and reception rooms maximise natural light
- Three generous bedrooms with character details, including fireplaces and fitted wardrobes
- Agents Note
Sold Freehold
Connected to all mains services.
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.

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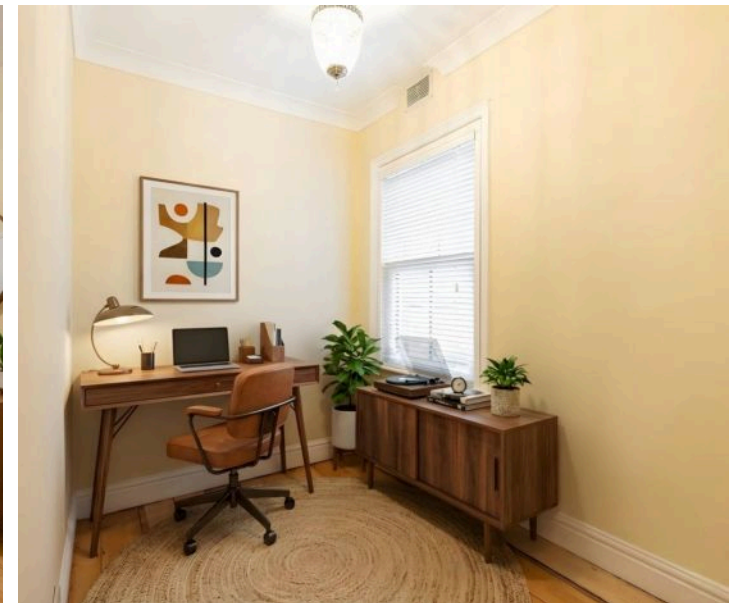
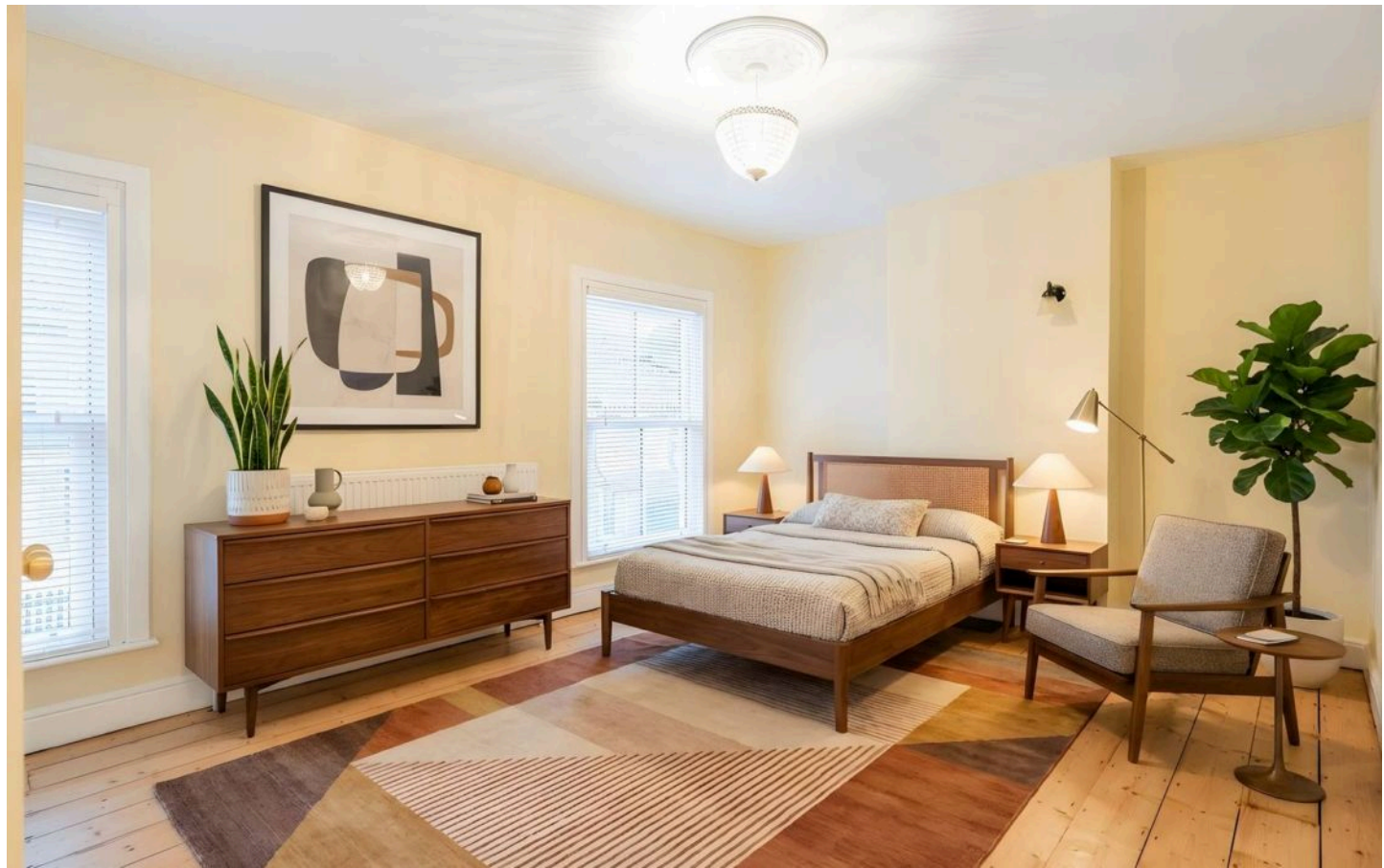
The Location

Lincoln Street is situated in a vibrant and well-established residential area of Norwich, known for its blend of historic charm and modern amenities. The location offers residents easy access to a range of local facilities, including highly-rated schools, diverse shopping options, and well-maintained parks, perfect for recreational activities. The neighbourhood is well-served by public transport, with regular bus services providing direct links to Norwich city centre and other key areas. Additionally, the property benefits from proximity to major road networks, facilitating convenient travel to surrounding regions. Norwich city centre, renowned for its rich history, stunning architecture, and bustling market, is just a short distance away. Here, residents can enjoy a variety of cultural attractions, including museums, theatres, and galleries, as well as a wide selection of dining and entertainment options.

Lincoln Street, Norwich

This beautifully presented over-the-passage terraced home has been completely renovated to an exceptional standard, with no detail overlooked. Having never been lived in since the renovation, every aspect of this property is brand new, with £100,000 invested to create a home that combines modern comfort with carefully retained character.

The result is a residence of outstanding quality and finish, executed by a skilled builder with attention to detail and finesse.



On the ground floor, two generous reception rooms provide flexible living space. The front lounge features a traditional cast iron fireplace set within a timber surround, stripped wooden flooring, and a ceiling rose and picture rail, creating a striking and elegant interior. The adjoining dining room continues the theme of considered design, with a second fireplace, ample natural light from a rear sash window, and direct access to the kitchen, ideal for entertaining.

The newly fitted kitchen has been designed with both functionality and high-end style in mind. Featuring a range of contemporary wall and base units, premium work surfaces, and fully integrated Bosch appliances including an induction hob, oven, dishwasher, and washing machine, the kitchen offers a practical yet stylish hub for modern living.

Dual aspect windows flood the space with light, while thoughtful touches such as a stainless steel chimney-style extractor hood and a one-and-a-half bowl sink enhance usability.

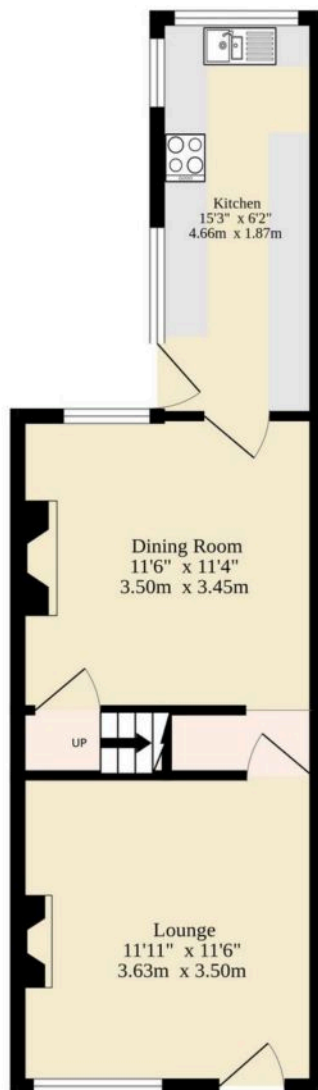
Upstairs, two generous double bedrooms occupy the front of the property, with the master spanning the full width of the house and incorporating a fitted wardrobe and stripped wooden flooring.

A third bedroom provides a single room suitable as a study or guest room. The bathroom has been fully renovated to an exacting standard, featuring a marble-countered vanity unit, rainfall shower, fully tiled walls, and contemporary fixtures. A brand-new boiler further ensures comfort and efficiency throughout.

Externally, a gated pathway leads to the front door, and a low brick wall frames the façade. To the rear, a landscaped garden offers a private outdoor space perfect for alfresco dining, gardening, or relaxation.



Ground Floor
386 sq.ft. (35.9 sq.m.) approx.



1st Floor
662 sq.ft. (61.5 sq.m.) approx.



TOTAL FLOOR AREA : 1049sq.ft. (97.5 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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