



37 Livingstone Street, Norwich

Norwich



Minors & Brady

37 Livingstone Street

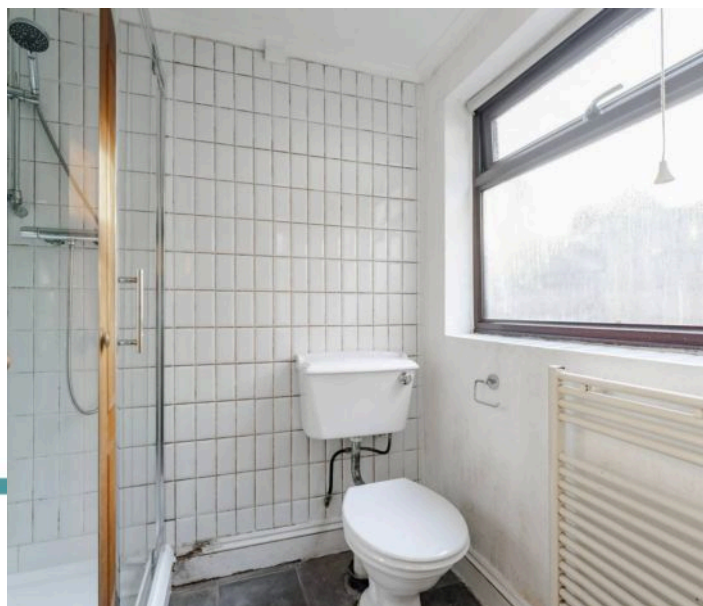
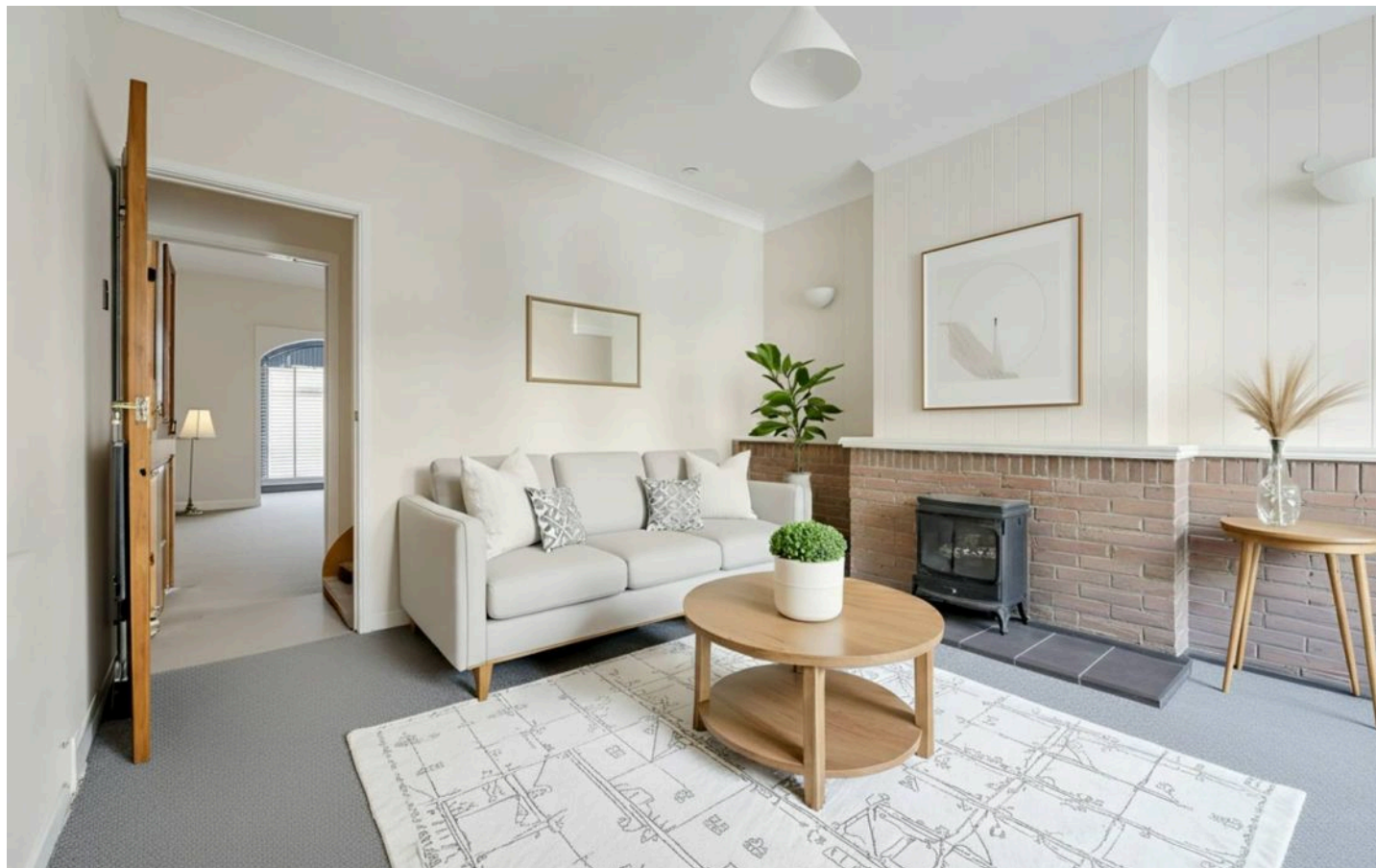
This attractive two/three-bedroom terrace offers an inviting blend of character features and practical modern living, all within easy reach of Norwich city centre. Set on a quiet residential street, the property provides a peaceful base while keeping shops, cafés and transport links close at hand. A welcoming front garden and porch lead into a cosy lounge with a feature fireplace and plenty of natural light. The separate dining room creates an excellent second living space, with French doors that open directly onto the private rear garden. A well-planned kitchen sits just beyond, offering ample storage. The ground-floor shower room adds further practicality. Upstairs, two generous double bedrooms are complemented by an additional single room ideal for work, guests or storage. With gas central heating, double glazing and a low-maintenance rear garden, this home delivers comfort, charm and flexibility in a highly desirable NR2 location.

- Highly desirable NR2 location within easy walking distance of Norwich city centre
- Quiet residential street in the sought-after Golden Triangle
- Two reception rooms offering flexible and well-planned living space
- Well-equipped kitchen with ample storage and galley-style layout
- Ground-floor shower room with three piece suite
- Two spacious double bedrooms plus an additional single room/office
- Private, low-maintenance rear garden with useful timber shed
- Character details throughout, including sash-style windows and feature fireplace

Agents Note

Sold Freehold

Connected to all mains services.



M&B



M&B

The Location

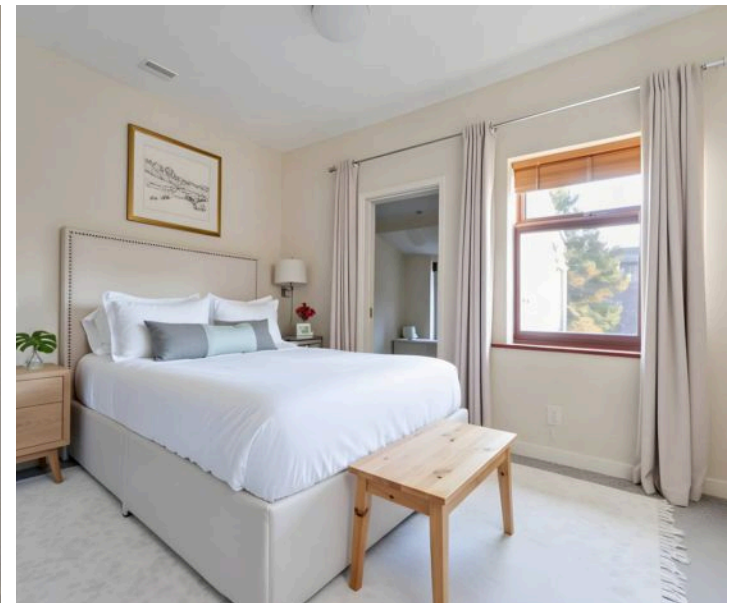
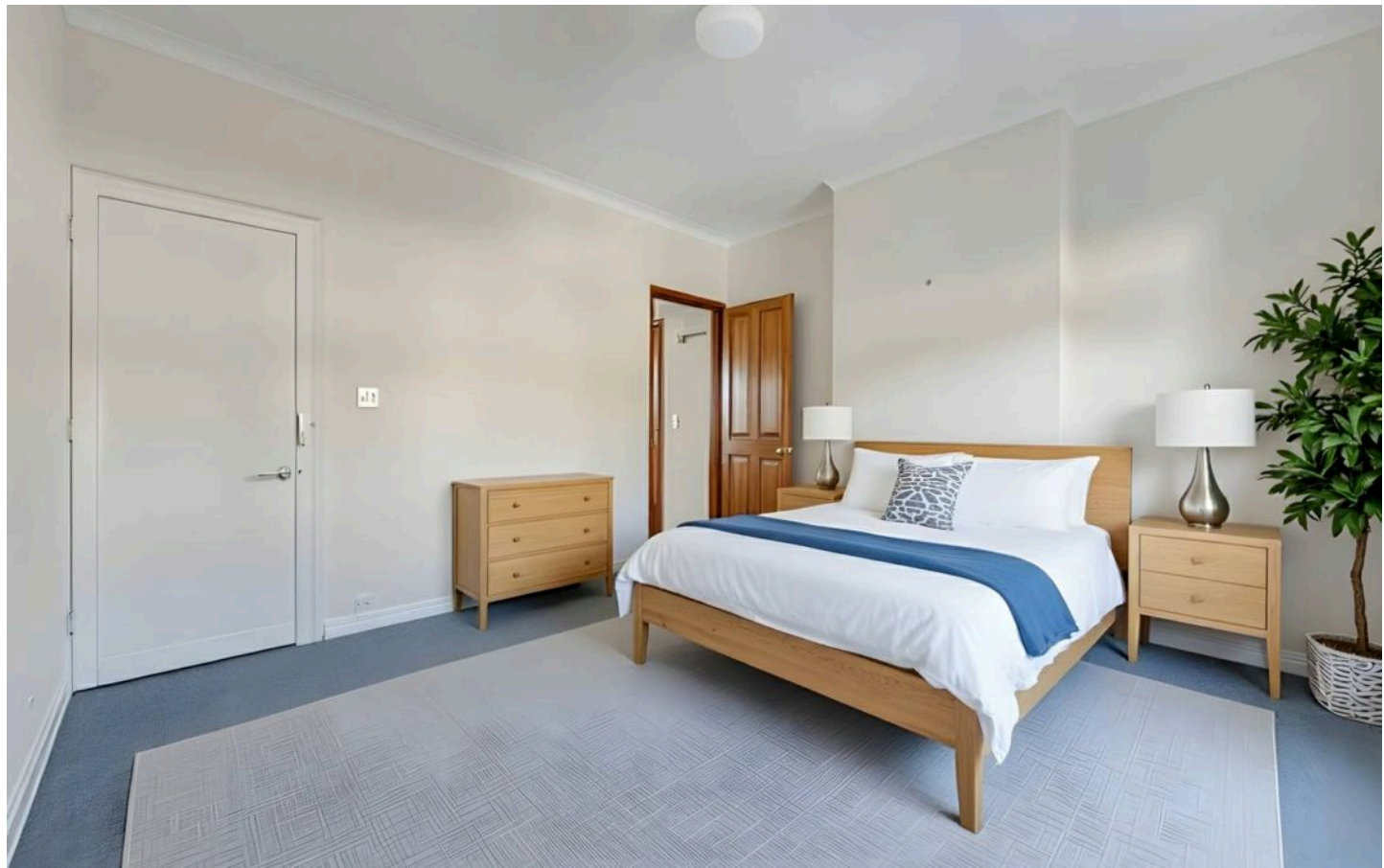
Set in the vibrant heart of Norwich, Livingstone Street, NR2, sits in one of the most desirable pockets of the celebrated Golden Triangle. Renowned for its tree-lined streets, character properties and lively yet community-focused atmosphere, this location offers an exceptional balance of city living and neighbourhood charm. Just a short walk from Norwich city centre, residents can enjoy effortless access to shops, cafés, restaurants and everyday conveniences, making day-to-day life both practical and enjoyable.

The area is well known for its welcoming local amenities, with independent stores, corner shops and supermarkets all within easy reach. The popular **Georgian Townhouse**, with its relaxed atmosphere and inviting outdoor space, is close by, providing a great spot for meeting friends or enjoying weekend brunch. The peaceful and picturesque Plantation Garden, a hidden Victorian gem, is also nearby, perfect for quiet strolls, reading outdoors or simply taking in its beautifully curated surroundings.

Livingstone Street benefits from excellent transport links, with frequent bus services running through the Golden Triangle and into the city centre. Norwich Bus Station is comfortably accessible, opening up convenient connections to major destinations such as Cambridge, London and other regional hubs. This makes the location ideal for Whether running errands locally or heading further afield, residents enjoy a well-connected and accessible base.

Livingstone Street, Norwich

A charming and well-located two/three-bedroom terraced home, just a short stroll from the city centre, offering generous living space, a private rear garden, and modern conveniences throughout. Positioned on a quiet side street, this well-presented property is ideal for anyone seeking easy access to local shops, transport links and urban amenities while still enjoying a peaceful residential setting.



At the front, a neatly arranged, low-maintenance garden with shingle and boundary walls leads to an entrance porch, creating a welcoming first impression. Stepping inside, the lounge offers a warm and comfortable space featuring a character fireplace and a traditional sash-style double-glazed window that fills the room with natural light.

An inner lobby connects the lounge to the separate dining room, where stripped pine internal doors add a touch of period charm. The dining room also benefits from French doors opening directly into the rear garden, enhancing the sense of flow and providing easy access for outdoor dining or entertaining.

An archway leads through to the well-equipped kitchen, fitted with an excellent range of maple-style wall and base units, complemented by roll-edge worktops and tiled splashbacks.

A rear ground-floor shower room, which is fitted with a corner shower enclosure, basin, low-level WC and a heated towel rail.

Upstairs, the landing leads to two spacious double bedrooms. The front bedroom features a sash-effect double-glazed window and a built-in cupboard, while the second double bedroom overlooks the garden. From here, a further door opens into a third bedroom, a single room that could serve perfectly as a home office, nursery, dressing room or occasional guest space.

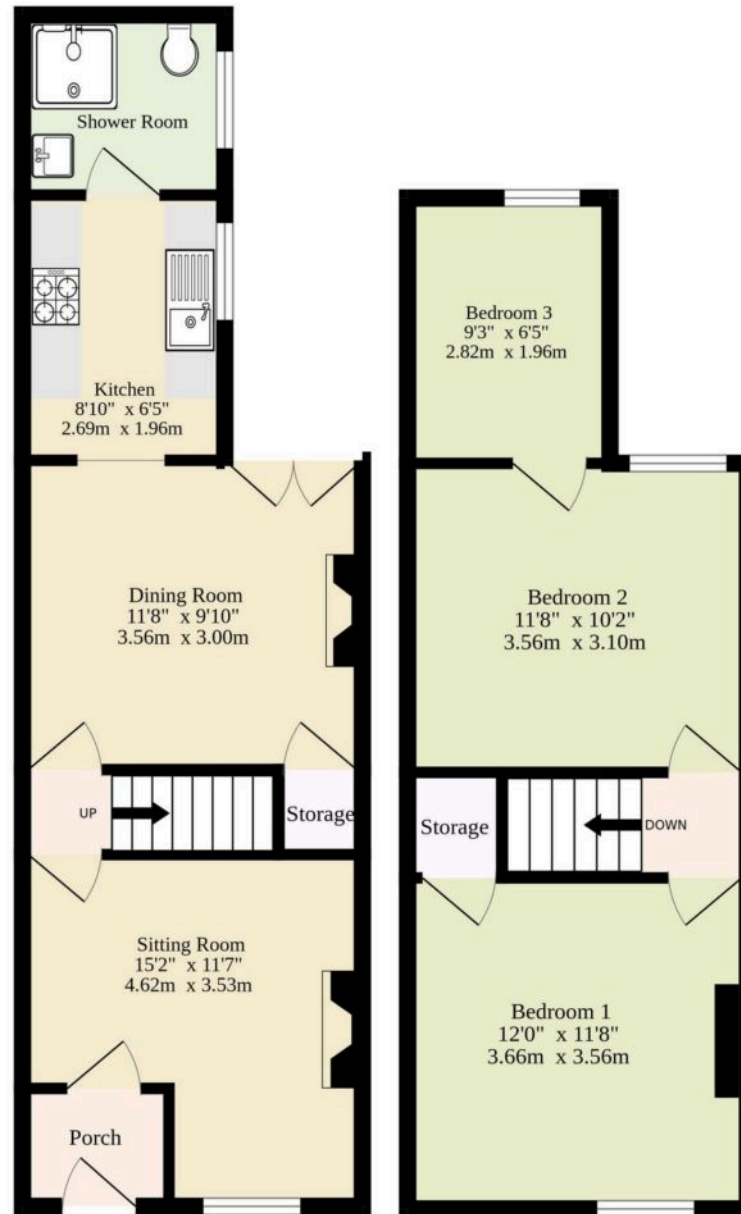
The rear garden is designed for low maintenance and provides a private outdoor area with space for seating, planting or storage, supported by a useful timber shed.

With gas central heating throughout and double glazing in a sash-style design, this property combines comfort, practicality and charm. It is ready for new occupants to move in and make it their own. This appealing terrace should be high on your viewing list for its location, layout and overall potential.



Ground Floor
391 sq.ft. (36.3 sq.m.) approx.

1st Floor
331 sq.ft. (30.8 sq.m.) approx.



TOTAL FLOOR AREA : 722 sq.ft. (67.1 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.

Made with Metropix ©2025

Dreaming of this home?

Let's make it a *reality*



Meet *Liam*
Branch Manager



Meet *Rosie*
Senior Sales Progressor




Meet *Tristan*
Senior Property Valuer

Minors & Brady

Your home, our market

 norwich@minorsandbrady.co.uk

 01603 365085

 107 Unthank Road, Norwich, NR2 2PE

CAISTER-ON-SEA | DEREHAM | DISS | NORWICH | OULTON BROAD | WROXHAM



How can we support

- ✓ Residential Mortgages
- ✓ Protection & Insurance
- ✓ Buy-to-let (personal and limited company)



Matt Waters
Senior Mortgage
and Protection Advisor



Victoria Payne
Mortgage and
Protection Advisor

Scan to book your
appointment today



T: 01692 531372
E: enquiries@norfolk-mortgages.co.uk