



70 West End Street, Norwich
Norwich



Minors & Brady

70 West End Street

Norwich, Norwich

From the moment you step inside, this end of terrace home reveals a confident, well resolved layout arranged across three thoughtfully planned floors, with the ground level centred around a generous lounge offering clearly defined space for both living and dining, leading through to a contemporary galley kitchen fitted with high gloss units, solid wood worktops and integrated appliances. Two sets of French doors open directly onto the enclosed rear garden, creating a strong indoor to outdoor connection, while a ground floor WC adds everyday practicality. Upstairs, the first floor provides a well proportioned double bedroom, a further bedroom and a family bathroom, with the second floor dedicated to a spacious bedroom enhanced by a Velux window and useful eaves storage. Well placed for the University of East Anglia, the Norfolk and Norwich University Hospital and nearby green spaces such as Earlham Park, the home also benefits from solar panels, good insulation and a low maintenance garden, offering a comfortable layout in a highly convenient setting.

Location

West End Street is positioned to the west of Norwich city centre, offering convenient access to a wide range of local amenities, including independent shops, cafés, supermarkets, and regular bus routes into the city. The area is well placed for the University of East Anglia, the Norfolk and Norwich University Hospital, and green spaces such as Earlham Park, making it a practical choice for both professionals and students. Norwich city centre is within easy reach, providing access to the main shopping districts, restaurants, cultural venues, and the train station with connections beyond the city. Road links nearby allow straightforward travel towards the A47 and surrounding areas. The location also benefits from a strong sense of community, with nearby parks, leisure facilities, and everyday services all close at hand.

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70 West End Street

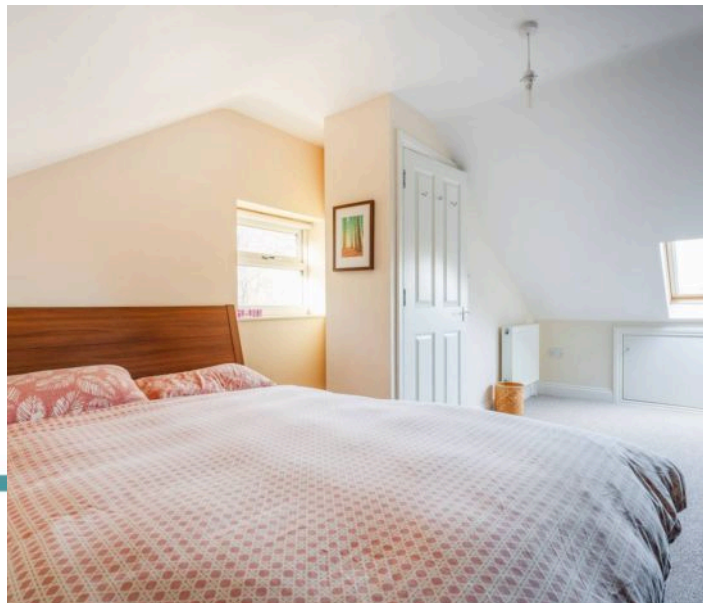
Norwich, Norwich

West End Street, Norwich

Entry is made directly into a bright and welcoming lounge offering generous proportions with clearly defined space for both seating and dining. This versatile reception room supports everyday living and entertaining with ease. Wood effect flooring runs throughout, adding warmth and visual continuity, while natural light enters through the front-facing window, creating an airy and balanced feel with clear flow through to the rear of the house.

Beyond the lounge, an inner hallway provides a practical connection through the home. Matching wood effect flooring continues underfoot, maintaining a cohesive finish, while the staircase rises neatly to the upper floors with fitted carpeting and timber detailing. A side window introduces additional daylight into the centre of the property, and panelled internal doors complete the presentation. The ground floor WC is fitted with a white suite comprising a low-level WC and wall wall-mounted wash basin. Stone effect floor tiling provides a durable and practical finish, and a frosted window allows natural light and ventilation while maintaining privacy.

The kitchen is arranged in a contemporary galley layout designed to maximise storage and workspace. High gloss fitted cabinetry runs along both sides, paired with solid wood worktops. Integrated appliances include a built-in oven, a gas hob with stainless steel extractor above, and a fitted dishwasher, all neatly incorporated within the units. Stone-effect tiled flooring continues throughout, chosen for durability, while recessed ceiling lighting ensures even illumination. Two sets of glazed French doors open directly to the rear garden, drawing in natural light and creating a strong connection with the outdoor space.



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The first-floor landing is naturally bright and well-proportioned, with fitted carpeting continuing from the staircase and timber balustrading adding definition. Accommodation includes a well-proportioned double bedroom alongside a further bedroom, both finished with fitted carpeting and benefitting from good natural light, offering flexible use as sleeping accommodation, guest rooms or workspace depending on requirements. Completing this floor, the family bathroom is arranged in a long, well planned format and fitted with a full white suite including a panelled bath with shower over, pedestal wash basin and WC. Stone effect floor tiling runs throughout, complemented by a chrome heated towel rail, recessed ceiling lighting, wall-mounted mirror and a rear-facing window. Stairs continue to the second floor, opening into a spacious bedroom set beneath the roofline. This level benefits from a strong sense of privacy, making it particularly suitable as a principal bedroom or guest suite. Fitted carpeting softens the space, while angled ceiling lines add character without limiting usability. A Velux window draws in natural daylight, and eaves storage is accessed from this floor, providing valuable built-in space.

From the kitchen, access is provided to a fully enclosed rear garden designed for low maintenance. Paved seating areas are framed by established planting and boundary treatments, creating a defined outdoor setting suited to dining or quiet enjoyment. At the front, the property presents as an attractive end-of-terrace home with a traditional brick façade. A low boundary wall defines the frontage, with a gated pathway leading directly to the front door. The end-of-terrace position offers a slightly more open setting while retaining the character typical of this style of home.

Agents notes

Sold freehold, connected to all main services.

Gas Central Heating

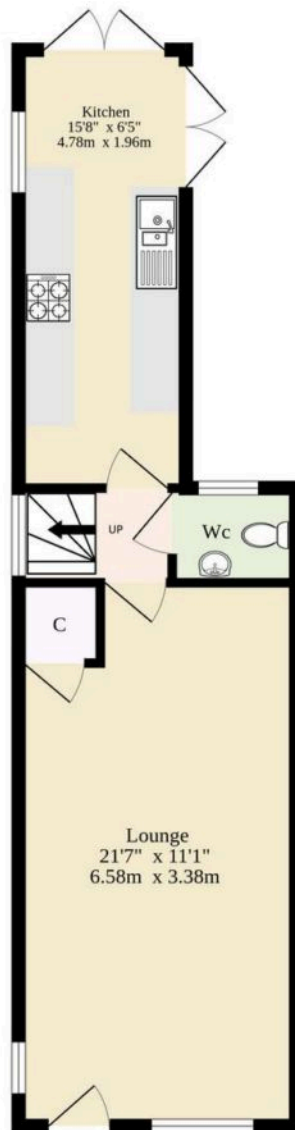
Council Tax Band- B

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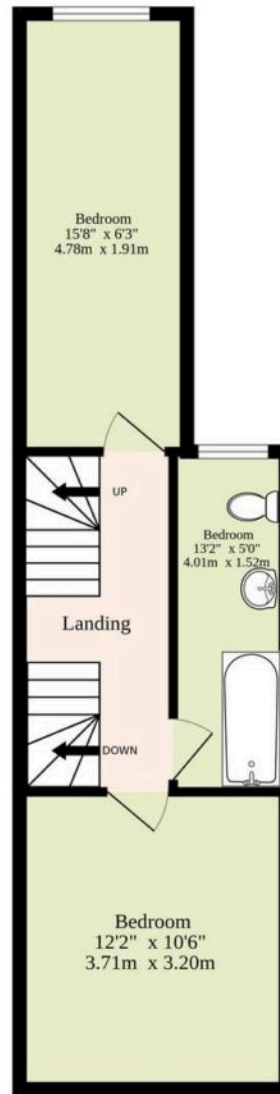
From the moment you step inside, this end-of-terrace home reveals a confident, well-resolved layout arranged across three thoughtfully planned floors, with the ground level centred



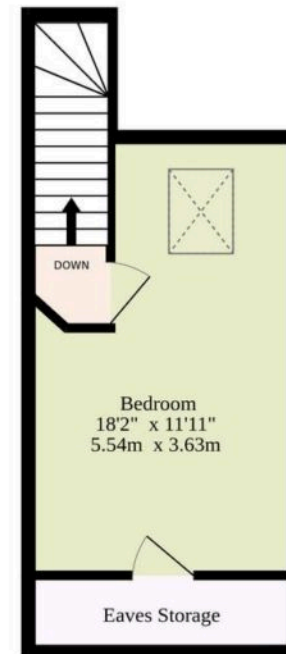
Ground Floor
392 sq.ft. (36.4 sq.m.) approx.



1st Floor
363 sq.ft. (33.7 sq.m.) approx.



2nd Floor
229 sq.ft. (21.3 sq.m.) approx.



TOTAL FLOOR AREA : 984 sq.ft. (91.4 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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