



84 Paine Road, Norwich  
Norwich



Minors & Brady

A stylish and lovingly curated three-bedroom home in the heart of Heartsease, this property stands out for its personality, thoughtful design choices and versatile living spaces. From the bespoke media wall and decorative fireplace to the bold yet perfectly balanced use of colour throughout, the home offers a unique blend of warmth and modern sophistication. The sleek grey kitchen is elevated by ambient under-cabinet lighting and an eye-catching orange backsplash, while the dual-aspect sitting room creates a bright yet cosy focal point. A luxurious four-piece bathroom, external office and studio, front parking and a generous rear garden further enhance the appeal, making this a truly distinctive family home in a well-connected location.

- Beautifully presented three-bedroom home located in the heart of Heartsease
- Lovingly decorated and furnished by the current vendors with a strong sense of style and attention to detail
- Excellent kerb appeal with front parking and an inviting frontage
- Welcoming entrance hall setting the tone for the modern interior
- Cosy yet contemporary sitting room featuring a bespoke media wall and decorative fireplace
- Rich green tones paired with light furnishings creating a warm, calming atmosphere
- Dual-aspect living space with natural light from both the front and rear
- Sleek modern kitchen with integrated appliances and a uniform grey finish
- External office and studio offering versatile usage for home working, hobbies or storage
- Stylish four-piece bathroom with freestanding bath and walk-in shower





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# 84 Paine Road

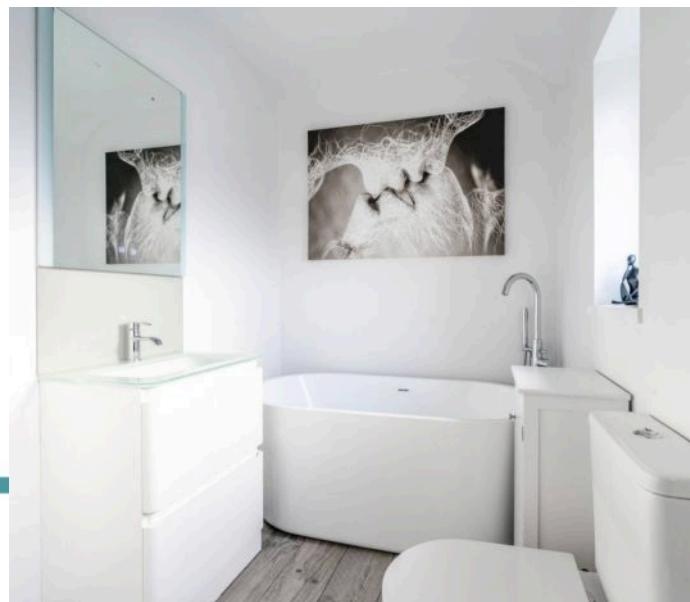
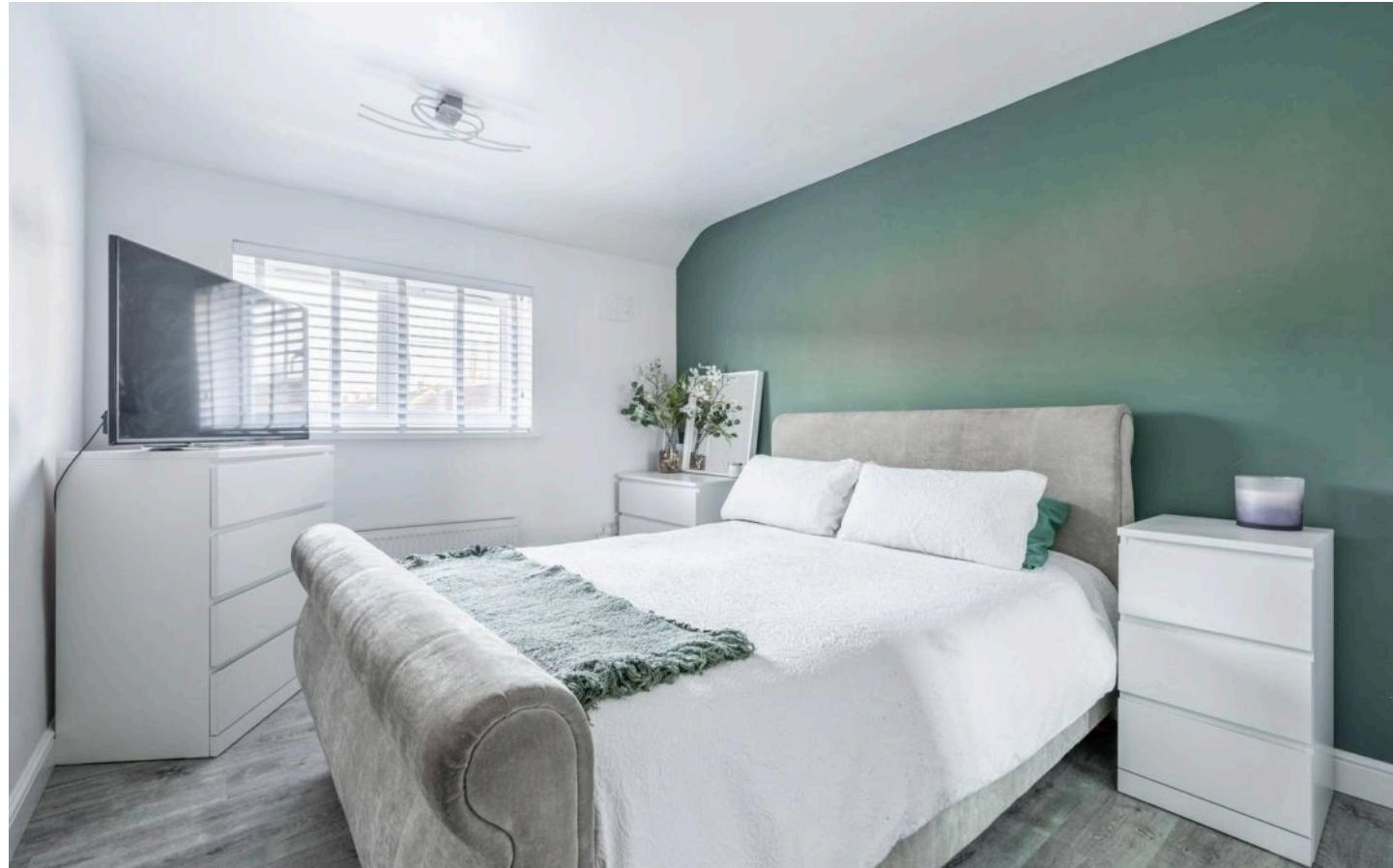
## The Location

Paine Road is a residential street located in the northeast of Norwich, offering a quiet atmosphere while remaining within easy reach of the city centre. The area is well-served by local shops, including convenience stores, small supermarkets, and independent retailers, making daily errands simple and convenient.

Families benefit from nearby schools such as Heartsease Primary Academy, St William's Primary School, and Falcon Junior School, with secondary education available at Open Academy and Notre Dame High School, providing a range of educational opportunities for children of all ages.

Healthcare facilities are easily accessible, with local GP practices, pharmacies, and clinics nearby, and the Norfolk and Norwich University Hospital just a short drive away for more extensive medical services. Transport connections are strong, with regular bus routes linking residents to the city centre, surrounding neighbourhoods, and the University of East Anglia, while the nearby Norwich Ring Road allows easy travel by car.

For outdoor leisure, residents can enjoy local green spaces and parks, offering opportunities for walking, cycling, and recreational activities.



# 84 Paine Road

## Paine Road, Heartsease

This beautifully presented three-bedroom home in the heart of Heartsease is a fantastic example of modern living, lovingly decorated and furnished by the current vendors to create a warm, stylish and welcoming family home. With front parking and excellent kerb appeal, the property immediately makes a strong first impression, setting the tone for what lies within.

The entrance hall leads through to a stunning sitting room that feels wonderfully cosy yet contemporary. A bespoke media wall and decorative fireplace form the focal point of the space, while rich green tones are perfectly paired with light furniture to create a calming and elegant atmosphere.

The room benefits from a dual aspect, enjoying natural light from both the front and rear of the property.

To the rear, the modern kitchen continues the sleek aesthetic, featuring integrated appliances and a uniform grey finish. Under-cabinet lighting adds both ambience and contrast, while the striking orange backsplash brings personality and warmth, working effortlessly with the overall colour palette.

This is a practical yet stylish space, ideal for both everyday living and entertaining.



## 84 Paine Road

Upstairs, the property offers three bedrooms, comprising two comfortable double rooms and a well-proportioned single, all finished in a modern and tasteful style.

The contemporary four-piece bathroom is particularly impressive, featuring a freestanding bath and a walk-in shower, providing a luxurious feel for a busy household.

Outside, the good-sized rear garden offers excellent space for families and outdoor enjoyment. An external office and studio provide versatile accommodation, perfect for home working, hobbies or additional storage. Situated in a well-connected area, this is a superb family home that combines modern design, comfort and practicality in a highly desirable location.

### Agents Note

Sold Freehold

Connected to all mains services.

Shared Pathway





**TOTAL FLOOR AREA : 1107 sq.ft. (102.8 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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