



2 Smithfield Road, Norwich
Norwich

SMITHFIELD ROAD
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Minors & Brady

£450,000

For Sale

2 Smithfield Road

Almost hidden in plain sight, this distinctive end-of-terrace period home quietly asserts its presence along the historic Smithfield Villas, offering a rare blend of individuality and understated charm. Anchored by a confident street stance and a richly coloured front door, it immediately hints at the character found within, while south- and west-facing aspects flood the interiors with natural light throughout the day. Rooted in its late-19th-century origins, the house balances elegant period proportions with thoughtful modern enhancements that enhance everyday living. At its heart sits a warm and sociable kitchen-diner, designed as a true gathering space and central to the home's easy flow. Layered with original details, high ceilings and carefully considered finishes, each room feels both purposeful and full of personality. The layout offers flexibility without compromise, adapting effortlessly to modern lifestyles. Altogether, this is a home with quiet confidence, distinctive, inviting and unmistakably individual.

- End-of-terrace period home forming part of the historic Smithfield Villas, a small and distinctive late-19th-century terrace dating back to 1899
- Strong and elegant kerb appeal with a tiled pathway leading to a rich green front door, topped with stained glass that casts shifting colours into the hallway
- Favourable south- and west-facing aspects, combined with the end-of-terrace position, allow exceptional natural light to flood the interiors

Agents Note

This property will be sold freehold.

Connected to mains water, electricity, gas and drainage.



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2 Smithfield Road

Norwich, Norwich

The Location

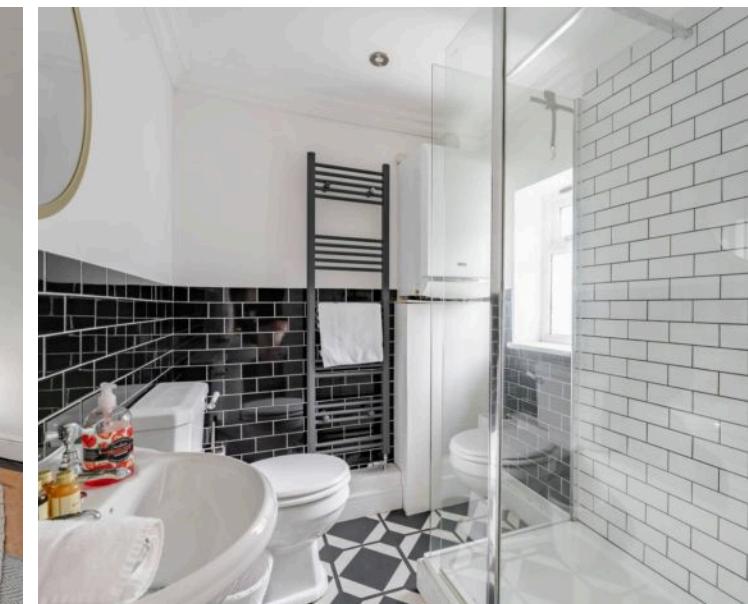
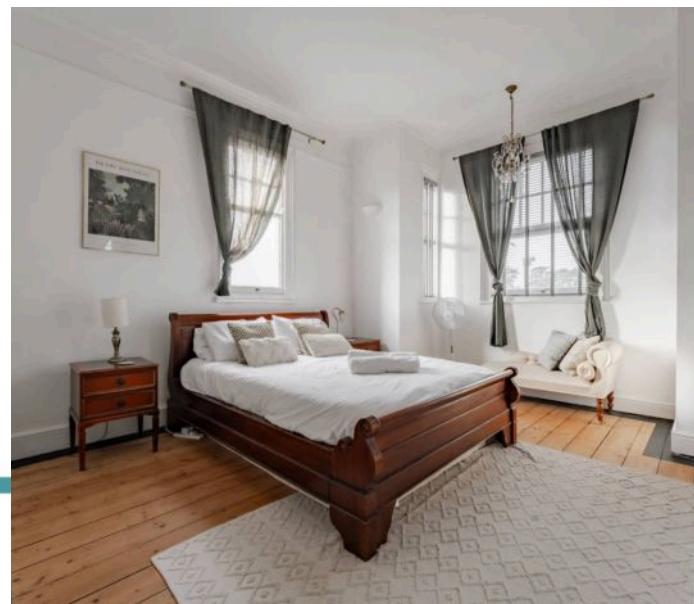
Smithfield Road is conveniently located close to Norwich city centre, offering a well-connected yet residential setting that appeals to both professionals and families. The area benefits from access to everyday amenities such as convenience stores, cafés, and takeaways, with larger supermarkets and retail parks reachable within a short drive.

Norwich Train Station is within reasonable distance, making the location practical for commuters travelling to London, Cambridge, and surrounding areas.

Road links around the city provide access to the A47 and other major routes, supporting easy travel in and out of Norwich. Residents can also enjoy nearby green spaces and riverside walks, while the Riverside complex, with its restaurants, gym, cinema, and leisure facilities, is within easy reach.

Smithfield Road, Norwich

Set along the peaceful and well-positioned Smithfield Road, this three-bedroom end-of-terrace period home forms part of the historic Smithfield Villas, a small and distinctive collection of late-19th-century houses dating back to 1899. The house enjoys a strong and elegant stance from the street, with a tiled pathway leading to a rich green front door, crowned by a stained-glass fanlight. When sunlight beams through the coloured glass, it casts dancing hues into the hallway, offering a beautiful and evocative introduction to the home beyond.



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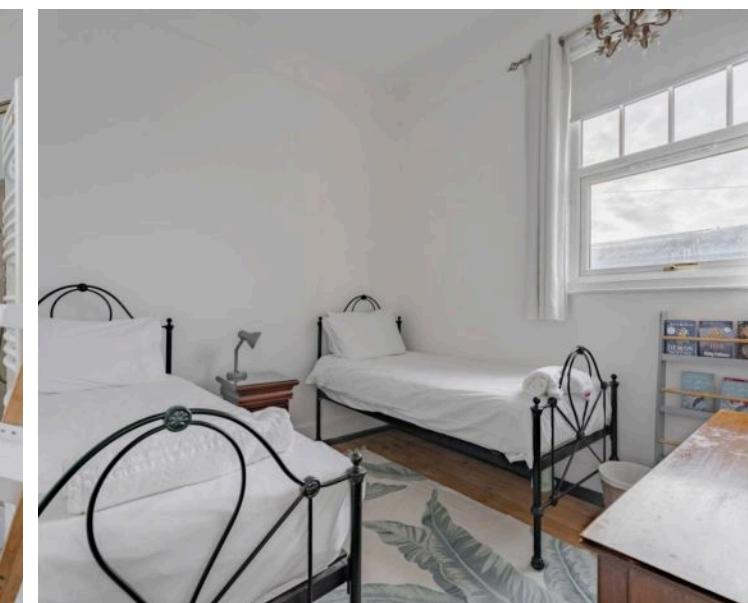
2 Smithfield Road

From the outset, the property's architectural character is clear, with its striking gabled frontage hinting at the individuality found within. Being end of terrace and benefiting from south- and west-facing aspects, the house enjoys an exceptional amount of natural light throughout the day, giving the interiors a bright, uplifting and welcoming feel.

Inside, the home effortlessly blends period proportions with modern comfort. High ceilings, decorative ceiling roses and wooden floors run throughout, enhancing the sense of space while retaining the warmth and charm expected of a property of this era. The ground floor offers a flexible layout with two well-proportioned reception rooms, allowing the space to adapt easily to different lifestyles—whether used for living and dining, working from home, or accommodating guests.

The sitting room, in particular, truly captures the essence of a classic Norwich period home. High ceilings, elegant coving running the full perimeter of the room and generous proportions amplify both light and space, creating a room that feels refined, airy and full of character.

This versatility is a real strength of the house and adds to its unique personality. The kitchen/diner sits at the heart of the home and has been designed as a practical yet sociable space. Finished in a rich navy palette, it features wooden worktops and a Belfast sink, combining timeless style with everyday functionality.



2 Smithfield Road

Underfloor heating adds comfort underfoot, while ample room for dining makes it ideal for entertaining or family life. The dining area is further enhanced by a charming log burner, encased in brick with a wooden mantle above, creating a warm and inviting focal point. A separate pantry provides valuable additional storage, and doors open directly onto a private courtyard garden, creating a seamless connection between inside and out.

Also on the ground floor is a well-appointed shower room, a welcome and practical feature for modern living. It includes a large walk-in shower with contrasting tiling and grout, adding visual interest, while classic-style sanitaryware keeps the space feeling current yet in keeping with the home's period roots.

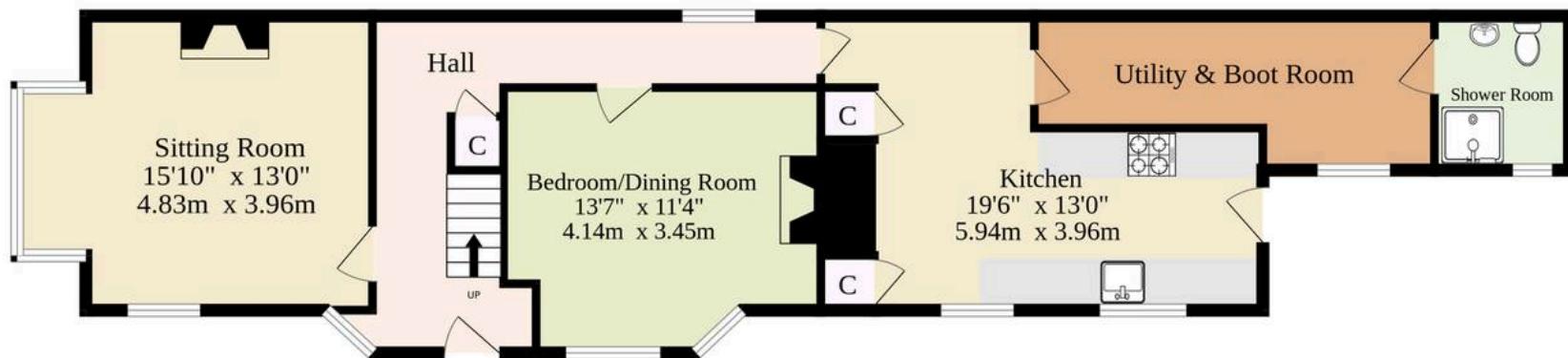
Upstairs, the sense of light and space continues with three generous double bedrooms, each benefiting from the property's favourable orientation, high ceilings and elegant proportions. The family bathroom is finished in a contemporary style and features underfloor heating, offering a touch of luxury. As with the shower room, classic sanitaryware has been carefully chosen to retain a period feel while remaining fresh and modern.

The property has also benefited from a new roof installed in 2023, complete with guarantee, providing reassurance for years to come.

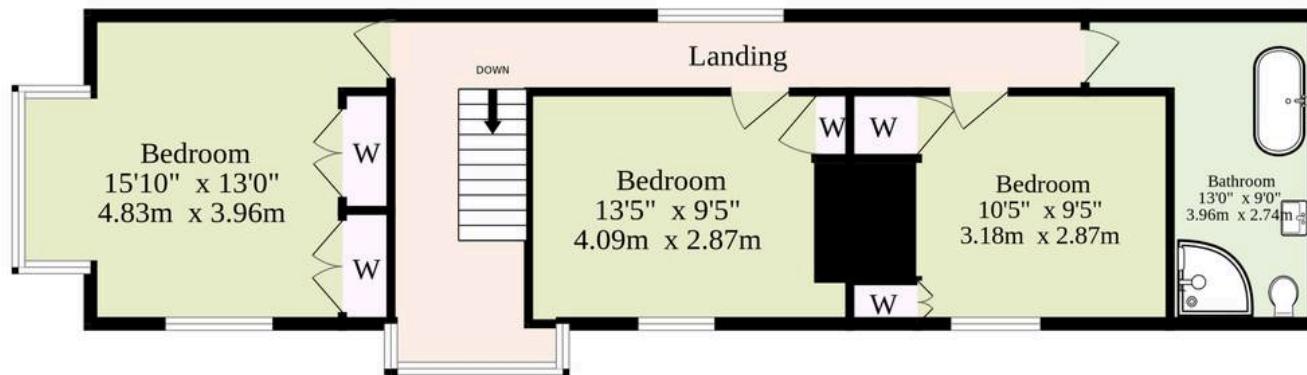
Full of individuality and period charm, yet thoughtfully updated, this is a home that truly stands apart. Its strong kerb appeal, abundance of natural light, flexible layout and blend of historic detail with considered modern upgrades make it an appealing option for a wide range of buyers seeking something distinctive, characterful and beautifully balanced.



Ground Floor
911 sq.ft. (84.6 sq.m.) approx.



1st Floor
725 sq.ft. (67.3 sq.m.) approx.



TOTAL FLOOR AREA : 1636 sq.ft. (152.0 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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Dreaming of this home? Let's make it a *reality*



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