



77 Shipstone Road, Norwich  
Norwich



Minors & Brady

# 77 Shipstone Road

Located on Shipstone Road in a popular North City area of Norwich, this traditional terraced property offers well-proportioned accommodation arranged over two floors. The home benefits from double glazing and gas central heating, providing a comfortable and practical living environment. The ground floor includes a front-facing lounge, a separate dining room, a fitted kitchen, and a ground floor bathroom. Upstairs, the property offers two bedrooms along with a box room accessed via the second bedroom, suitable for use as a study, nursery, or storage space. To the rear, there is a private garden providing useful outdoor space. The property is conveniently situated close to local amenities, schools, and public transport links.

Norwich city centre, Anglia Square, and green spaces such as Household Heath are all within easy reach.

- Traditional terraced house arranged over two floors
- Situated in a popular and established North City residential area
- Two first-floor bedrooms plus an additional box room accessed via bedroom two
- Front-facing lounge providing a separate living space
- Separate dining room offering defined space for dining or everyday use
- Fitted kitchen with access to the rear of the property
- Ground floor bathroom forming part of the main accommodation
- Double glazing installed throughout the property
- Gas central heating providing warmth and hot water
- Private rear garden offering usable outdoor space



M&B



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## The Location

Shipstone Road sits in a popular residential area of Norwich, close to an excellent range of local amenities. Within walking distance, you'll find shops, cafés, and schools, along with easy access to the city centre by car, bus, or cycle. The nearby Anglia Square shopping centre, supermarkets, and leisure facilities provide everyday convenience, while Household Heath offers a large green space for walks and outdoor activities.

Norwich's historic centre, with its vibrant cultural, dining, and retail scene, is just a short journey away, making this location ideal for both daily living and leisure. Regular public transport links connect the area to wider Norwich and beyond, while good road access ensures straightforward travel. The location also benefits from proximity to healthcare services, gyms, and community facilities, creating a well-rounded setting for residents.



# 77 Shipstone Road

## Shipstone Road, Norwich

This traditional terraced property is located in a popular North City area and offers well-proportioned accommodation arranged over two floors.

The home benefits from double glazing throughout and gas central heating, making it a comfortable option for a range of buyers or tenants.

The ground floor comprises a lounge to the front of the property, a separate dining room, a fitted kitchen, and a ground floor bathroom. The layout provides clearly defined living and dining spaces, with the kitchen giving access to the rear of the property.

To the first floor, there are two bedrooms along with a box room, which is accessed via the second bedroom and could be used as a study, nursery, or storage space.

Externally, the property benefits from a private garden to the rear, offering outdoor space for relaxation or practical use.

### Agents Note

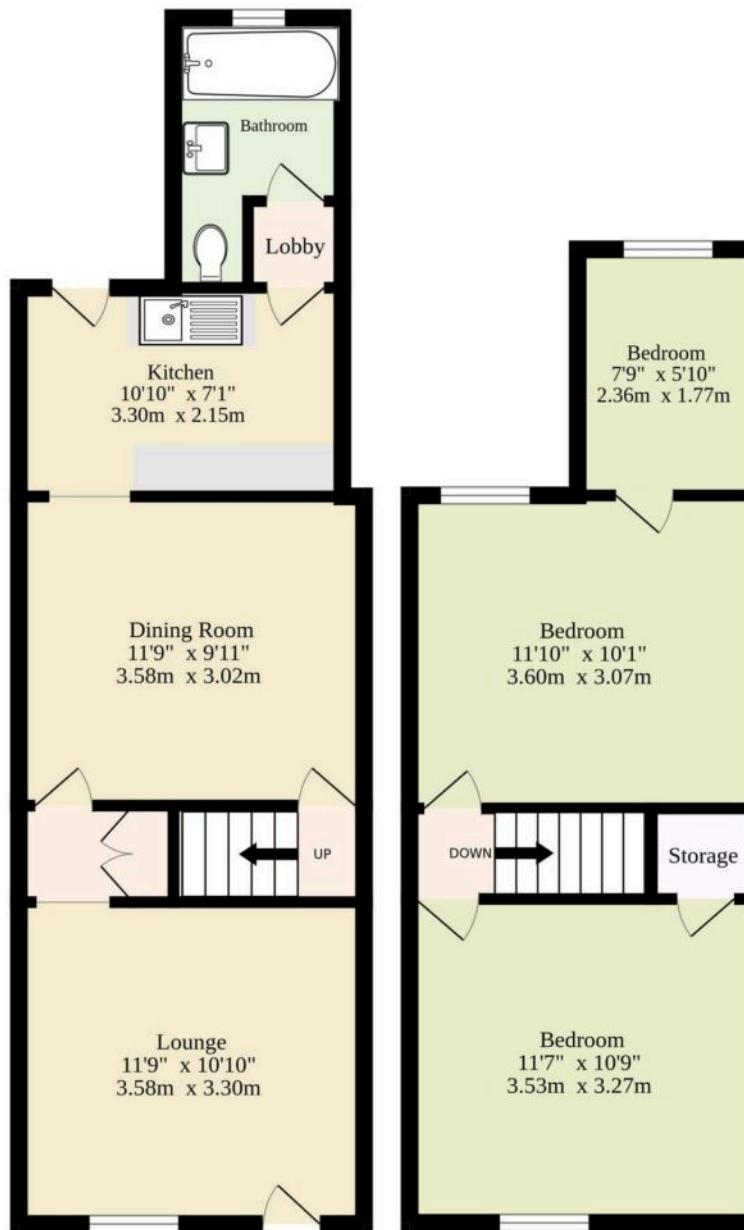
This property will be sold freehold.

Connected to mains water, electricity, gas and drainage.



Ground Floor  
354 sq.ft. (32.9 sq.m.) approx.

1st Floor  
300 sq.ft. (27.9 sq.m.) approx.



TOTAL FLOOR AREA : 654 sq.ft. (60.8 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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Meet *Rosie*  
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