



43 Beeching Road, Norwich  
Norwich



Minors & Brady

## 43 Beeching Road

Tucked away just moments from Norwich city centre, this three-bedroom double bay-fronted terrace offers a well-balanced home with the added benefit of off-road parking. Positioned within the popular NR1 postcode, the property is ideally placed for local amenities, transport links, and easy access to the city. An entrance hall leads into a bay-fronted sitting room, with the kitchen and a well-presented ground floor bathroom located to the rear. Upstairs, all three bedrooms are accessed from the landing, including the principal bedroom with an en-suite. The layout is practical and comfortable, suited to both everyday living and entertaining. To the rear, a fully enclosed garden of a generous size enjoys a sunny aspect, providing a private outdoor space. With the city centre close at hand, this property offers space, convenience, and a sought-after location.

- Walking distance to Norwich city centre
- Popular and well-connected NR1 location
- Double bay-fronted three-bedroom terrace
- Rare off-road parking for the area
- Entrance hall leading into the accommodation
- Bay-fronted sitting room
- Kitchen with good work surface space
- Ground floor family bathroom
- Principal bedroom with en-suite
- Generous, fully enclosed rear garden with a sunny aspect



M&B



# 43 Beeching Road

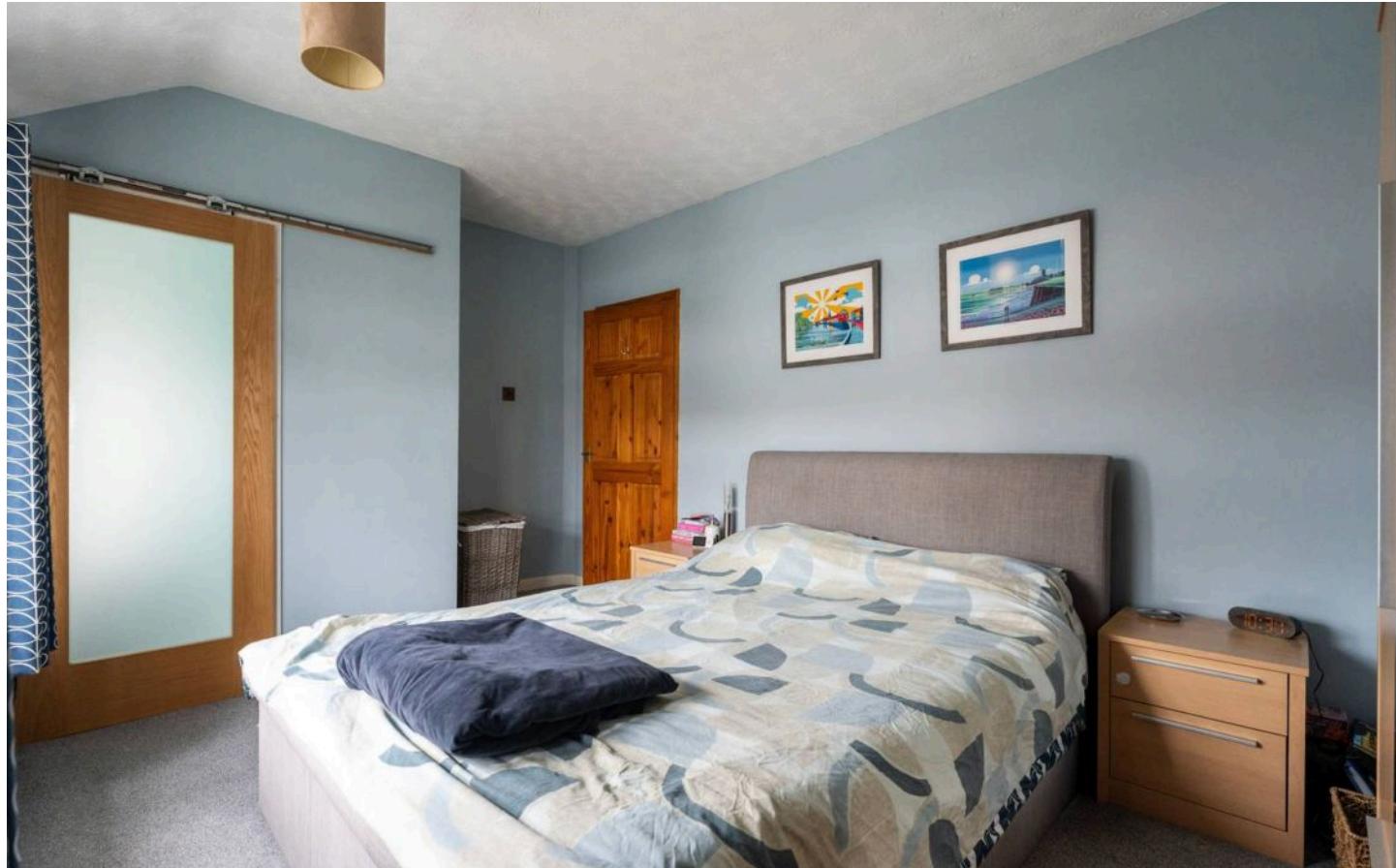
## The Location

Beeching Road is a residential street located in the Lakenham area, just south of Norwich city centre, offering convenient access to the city's amenities while retaining a suburban feel. A key highlight of the location is the nearby Harford Bridge retail area, which provides a wide range of everyday shopping options. This includes Tesco and Asda supermarkets, along with a recently opened IKEA, making the area particularly practical for both daily essentials and larger home purchases. Additional retail and leisure options can also be found at Riverside Retail Park, which is a short drive away.

Families benefit from several nearby schools, including primary schools within the Lakenham area and secondary schools accessible via a short drive or bus journey, making Beeching Road a convenient choice for households with children.

Healthcare facilities such as GP practices and dental surgeries are located throughout the surrounding neighbourhood, while the Norfolk and Norwich University Hospital is within easy driving distance for more comprehensive medical care.

Transport links are strong. The area is well served by local bus routes, and the city centre is only a short drive away. Norwich railway station is also easily accessible for regional and national travel. Road connections are excellent, with the A47 close by, providing straightforward access in and out of the city, as well as quick links to surrounding areas. Pedestrian and cycling routes connect Beeching Road with nearby parks, riverside walks, leisure facilities, and community spaces, enhancing its appeal as a well-connected residential location.



# 43 Beeching Road

## Beeching Road, Norwich

Situated within walking distance of Norwich city centre, this spacious three-bedroom double bay-fronted terrace offers an increasingly rare combination of city living and off-road parking.

Located in the popular NR1 area, the property is ideally placed for easy access to local amenities, shops, and transport links.

The accommodation begins with an entrance hall leading through to a generous sitting room with a bay window, providing a comfortable space for both everyday living and entertaining.

To the rear, the kitchen offers ample work surface space, making it practical and well suited to modern use, while the ground floor family bathroom is conveniently located and presented in good condition.

Upstairs, all three bedrooms are accessed from the landing, with the principal bedroom benefiting from a recently fitted en-suite.

Outside, the property enjoys a great-sized, fully enclosed rear garden with a sunny aspect, offering a private outdoor space to relax or entertain. With the city centre quite literally on the doorstep, this home delivers convenience, space, and a sought-after location, an opportunity not to be missed.

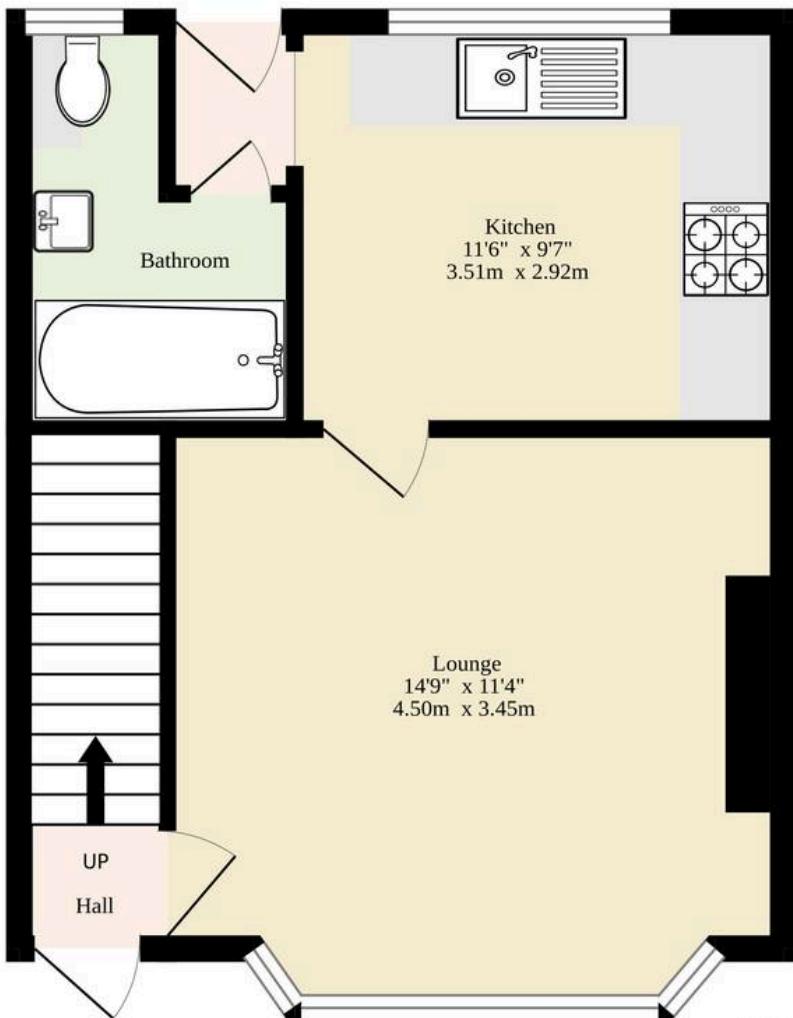
## Agents Note

This property will be sold freehold.

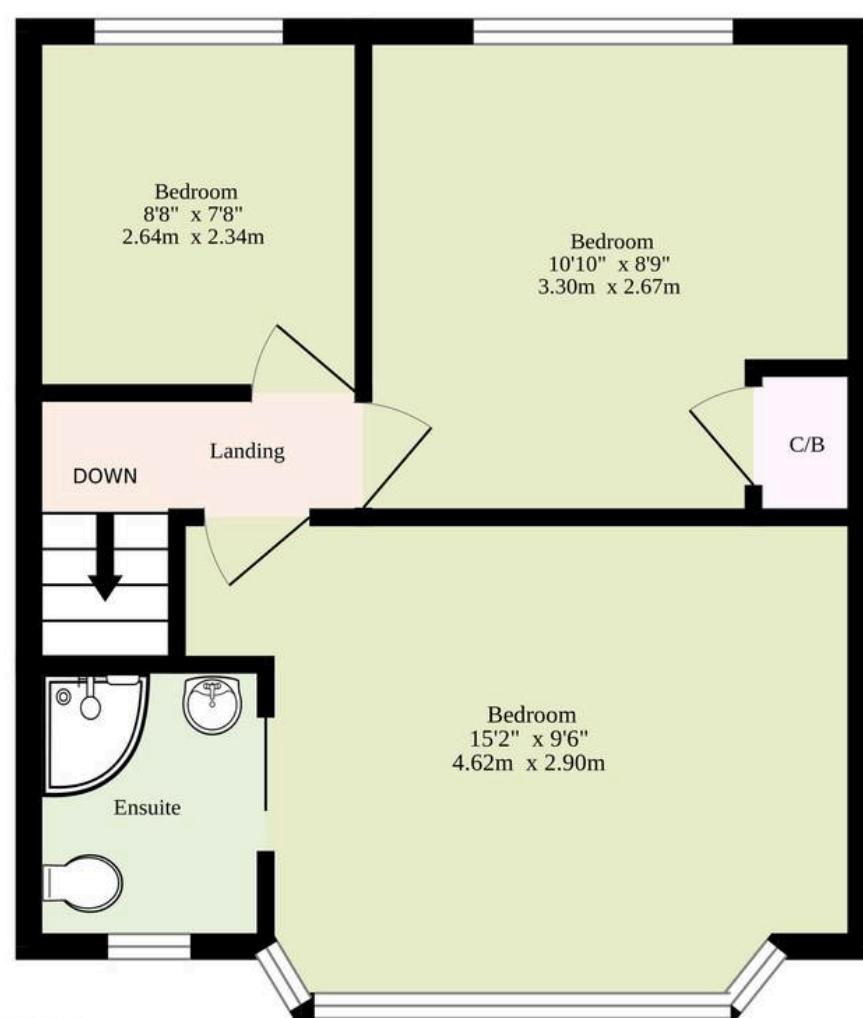
Connected to mains water, electricity, gas and drainage.



**Ground Floor**  
375 sq.ft. (34.8 sq.m.) approx.



**1st Floor**  
362 sq.ft. (33.6 sq.m.) approx.



**TOTAL FLOOR AREA : 737 sq.ft. (68.5 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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