



28 Grosvenor Road, Norwich

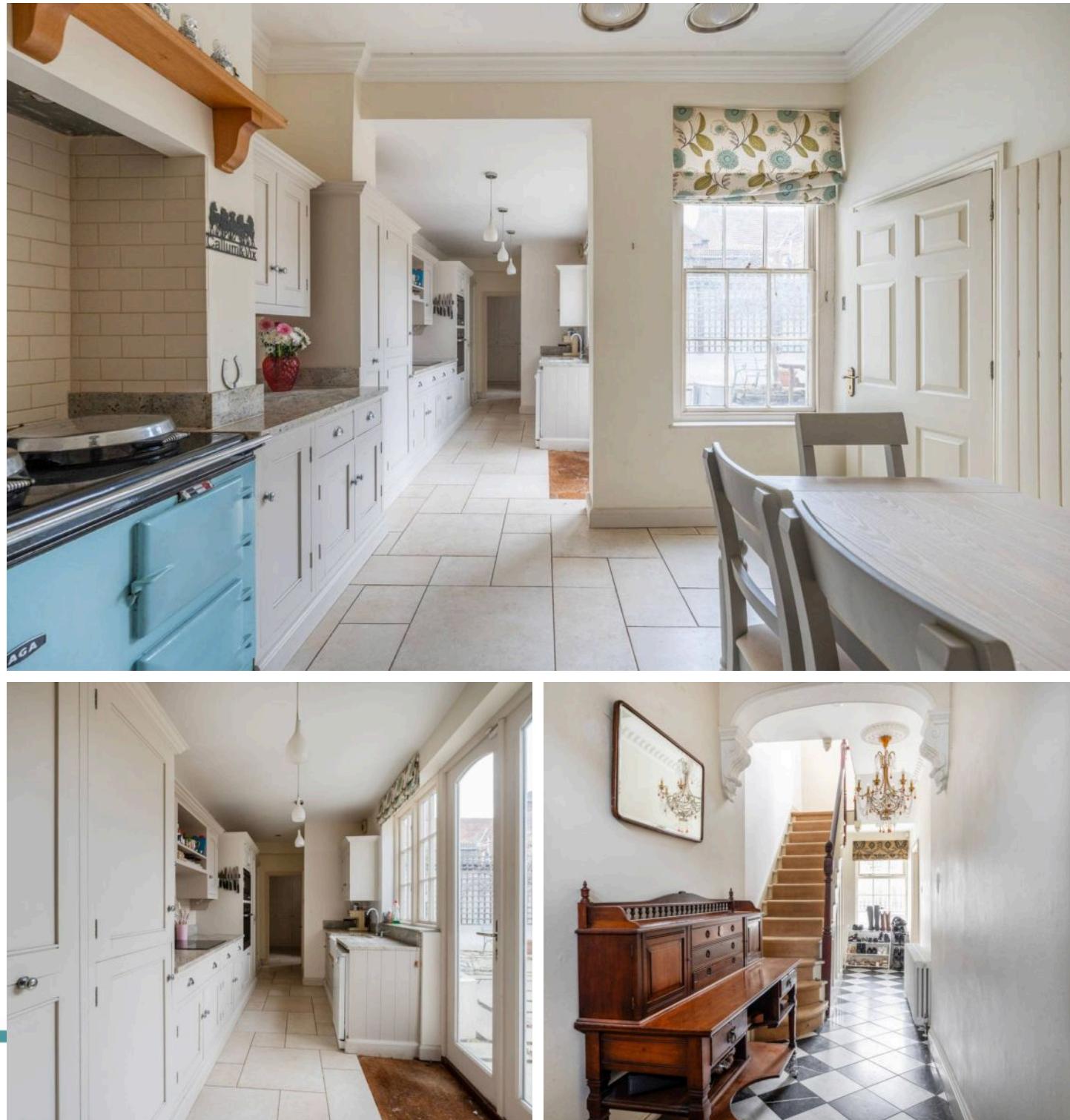
Norwich



In Excess of  
**Minors & Brady**

Set quietly within the coveted Golden Triangle, this substantial Victorian residence unfolds across three expansive floors, offering an unusually generous volume of accommodation rarely found in such a central setting. Behind its handsome double-fronted façade lies a home of real depth and complexity, where original architectural detailing sits comfortably alongside carefully considered modern additions. The internal footprint is impressive, with multiple reception spaces, a flowing kitchen and breakfast arrangement, and a layout that reveals itself gradually, room by room. Bedrooms are plentiful and well-scaled, extending across the upper floors. The principal suite alone reads more like a boutique hotel arrangement than a conventional bedroom, reflecting the overall attention to proportion throughout the house. Practical enhancements, including cellar storage, utility areas and garaging, are subtly integrated without detracting from the period integrity of the building. Altogether, this is a richly detailed and notably large home, positioned in one of Norwich's most prestigious and enduring residential locations.

- Substantial Victorian house arranged over three full floors, offering an unusually generous internal footprint for a city location
- Striking double-fronted frontage with original bay windows, setting a strong architectural presence on the street
- Retention of authentic period details throughout, including original coving, fireplaces and tiled flooring
- Multiple reception rooms providing flexible living, dining and entertaining options without compromising flow
- Characterful kitchen and breakfast space centred around a traditional Aga, forming a natural heart of the home
- Six well-proportioned bedrooms in total, allowing for family living, guests, or adaptable work-from-home use
- Impressive principal suite with dedicated dressing area and spacious en-suite facilities



M&B



# 28 Grosvenor Road

## The Location

Nestled on the highly sought-after Grosvenor Road, NR2, just off the prestigious Unthank Road, this exceptional residence enjoys a prime position within Norwich's coveted Golden Triangle. Offering the very best of city living at your doorstep, the property is perfectly placed for a leisurely walk into the city centre, where culture, shopping, and dining await.

Moments away, Chapelfield Gardens provides a tranquil green escape, while Chantry Place offers an excellent selection of shops, cafés, and restaurants. For relaxed dining close to home, the much-loved William & Florence is nearby, perfect for a standout Sunday roast, alongside the ever-popular Georgian Townhouse for drinks and socialising.

Everyday convenience is effortless, with a Tesco Express within walking distance for those essential extras. Norwich Train Station is easily accessible, making commuting straightforward, and for wider travel, the A47 is just a short drive away, connecting you quickly to surrounding areas. Eaton Park, one of the city's most celebrated open spaces, is also only a short drive away, ideal for weekend walks and outdoor leisure.

Combining an enviable address with exceptional connectivity and lifestyle appeal, this home offers a refined and vibrant living experience in one of Norwich's most desirable locations.

## Agents Note

This property will be sold freehold.

Connected to mains water, electricity, gas and drainage.



# 28 Grosvenor Road

## Grosvenor Road, Norwich

This excellent Victorian family home, arranged over three beautifully presented floors, is positioned in the very heart of Norwich's highly desirable Golden Triangle. Instantly impressive, the property benefits from a striking double-fronted bay window frontage and a beautifully tiled walkway leading to the entrance door, featuring a classic mix of terracotta and black tiles that perfectly sets the tone for the period elegance found throughout.

Upon entering, a generous and welcoming entrance hall showcases original character with checkerboard flooring, elegant coving and the original staircase rising to the upper floors. The ground floor provides an excellent balance of space, perfectly suited to both family life and entertaining. There is a large sitting room featuring a bay sash window and period fireplace, alongside a further reception room offering flexible use as a dining room or additional living space.

To the rear, the home opens into a superb breakfast room, centred around a stunning traditional blue Aga, which flows seamlessly into the main kitchen area. Here, neutral bespoke cabinetry, chrome fixtures, and integrated appliances combine to create a stylish yet timeless finish.

Complementing the kitchen is a well-appointed utility room offering additional storage and matching cabinetry, along with a ground-floor cloakroom. A dry cellar, accessed from the entrance hall, provides further practical storage.



## 28 Grosvenor Road

The first floor hosts four well-proportioned double bedrooms, including an impressive principal suite. The master bedroom benefits from a walk-in dressing area, which then leads through to a spacious en-suite shower room with dual “his and hers” sinks.

A further family shower room is located off the landing, serving the remaining bedrooms on this floor.

The top floor offers two additional rooms, both currently arranged as double bedrooms. One is fitted as a kitchen/living space, making it ideal for use as a guest suite or potential work-from-home area. This floor is exceptionally versatile, with scope to adapt the accommodation to suit a variety of lifestyle needs, and is served by a family bathroom off the galleried landing.

Outside, the property continues to impress. The front garden, enclosed by railings, is attractively planted with shrubs and flowers. To the rear is a beautifully private courtyard garden, designed to be super low maintenance while offering a peaceful outdoor setting.

The courtyard also benefits from rear pedestrian and vehicular access, with a brick-built garage located to the rear of the property.

Additional features include gas-fired central heating, a wealth of original period features throughout, and location within a residents' controlled parking zone. Residents are eligible to apply for two residents' permits and a visitor parking scheme, which includes a four-hour permit with clock and sixty one-day permits, usable in any combination.

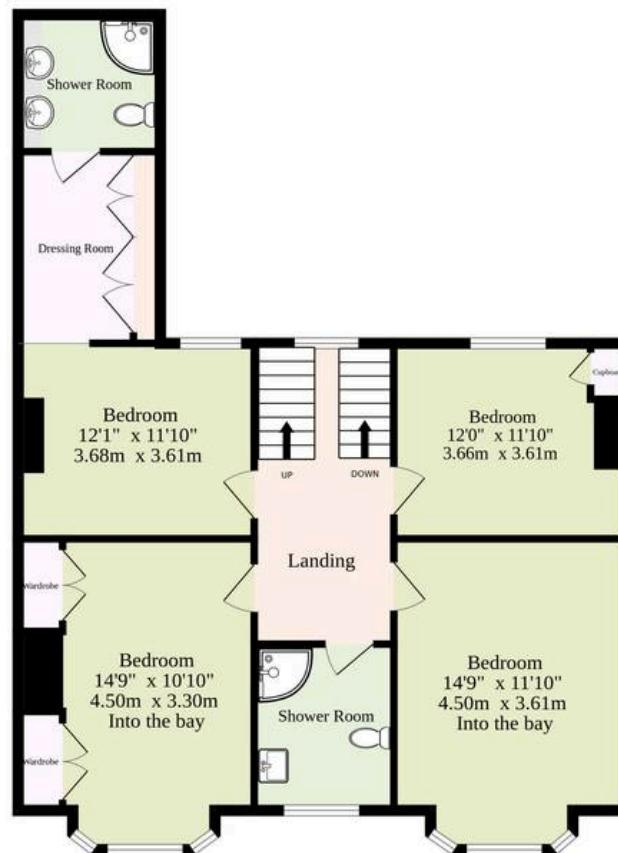
This is a rare opportunity to acquire a substantial and characterful Victorian home in one of Norwich's most prestigious residential locations.



**Ground Floor**  
857 sq.ft. (79.6 sq.m.) approx.



**1st Floor**  
941 sq.ft. (87.4 sq.m.) approx.



**2nd Floor**  
575 sq.ft. (53.4 sq.m.) approx.



**TOTAL FLOOR AREA : 2373 sq.ft. (220.5 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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