



89 Appleyard Crescent, Norwich  
Norwich



Minors & Brady

# 89 Appleyard Crescent

Behind an unassuming terrace frontage, this notably spacious mid-terrace home reveals far more room than expected while retaining the charm of its traditional design. Located in the popular NR3 postcode, it offers easy access to Norwich city centre while remaining firmly residential in feel. The ground floor is bright and well laid out, featuring two separate reception rooms including a characterful sitting room with exposed brick fireplace and sliding doors opening to the garden. A well-proportioned kitchen provides practical workspace and storage, complemented by a modern bathroom and separate WC. Upstairs, three genuine double bedrooms are all independently accessed from the landing, offering flexibility for family living, guests or home working. Outside, the larger-than-average rear garden is enclosed and mainly laid to lawn, with space for seating and entertaining. With on-street parking to the front and a strong balance of space, light and location, the property presents an appealing opportunity for a wide range of buyers.

- Noticeably larger-than-average mid-terrace home with generous room proportions
- Situated within the popular NR3 postcode, close to Norwich city centre
- Bright and airy interior with plenty of natural light throughout
- Two separate ground-floor reception rooms offering flexible living space
- Characterful sitting room with exposed brickwork fireplace and garden access
- Well-sized, practical kitchen with good storage and worktop space
- Modern bathroom plus separate WC on the ground floor
- Three genuine double bedrooms, all accessed independently from the landing
- Larger-than-average enclosed rear garden with lawn and seating area
- On-street parking available to the front





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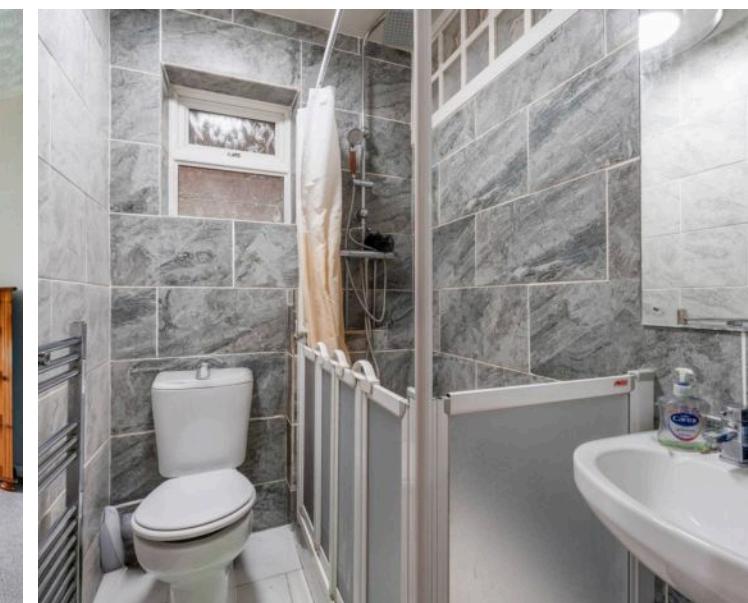
# 89 Appleyard Crescent

## The Location

Appleyard Crescent is situated in the NR3 district on the north side of Norwich, a well-established residential area known for its strong community feel and practical access to the city. The location benefits from regular bus services within easy walking distance, providing straightforward links into Norwich city centre, while Norwich railway station is just over two miles away, offering connections across Norfolk and further afield.

Everyday amenities are close at hand, including local shops, schools and healthcare services, making day-to-day life straightforward and convenient. Primary and secondary schooling options are within easy reach, and the area is well served by essential services without needing to travel far into the city.

While the street itself is residential, wider green spaces and parks are accessible by a short walk, cycle or bus journey, and the broader Norwich area offers a strong balance of urban life and outdoor space. The city centre's shops, markets, cafes, cultural venues and nightlife are easily accessible, while Appleyard Crescent provides a quieter setting to return to at the end of the day.



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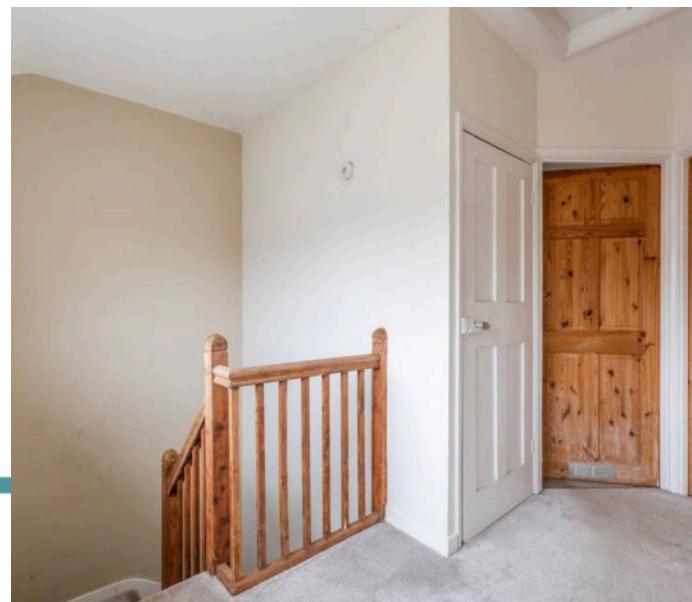
## Appleyard Crescent, Norwich

This spacious mid-terrace home offers noticeably more room than many others of its type, making it a great option for anyone needing extra space without losing the character of a traditional terrace. Set within the popular NR3 postcode, it's well placed for easy access to Norwich city centre while still feeling comfortably residential.

Inside, the house has a bright and airy feel throughout, helped by generous room sizes and plenty of natural light. The ground floor provides two separate reception rooms, giving flexibility for both everyday living and entertaining. The sitting room features an exposed brickwork fireplace that adds warmth and character, while sliding doors open directly onto the rear garden, creating a nice flow between inside and out. The second reception room works well as a dining room or additional living space.

The kitchen is well proportioned and practical, fitted with space for appliances and offering good worktop and storage space. Also on the ground floor is a modern bathroom alongside a separate WC, a layout that works well for busy households and guests alike.

Upstairs, all three bedrooms are genuine doubles and are accessed off the landing, rather than through one another, which is a real advantage. Each room is comfortably sized and flexible enough to suit bedrooms, home working or guest use depending on your needs.



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Outside, the enclosed rear garden is larger than average for a terrace and is mainly laid to lawn with a dedicated area for seating or entertaining. It offers a private and usable outdoor space, ideal for relaxing or hosting friends in warmer months.

On-street parking is available to the front.

Overall, this is a well-presented and generously sized terrace that combines space, light and a convenient location, making it a strong option for a range of buyers.

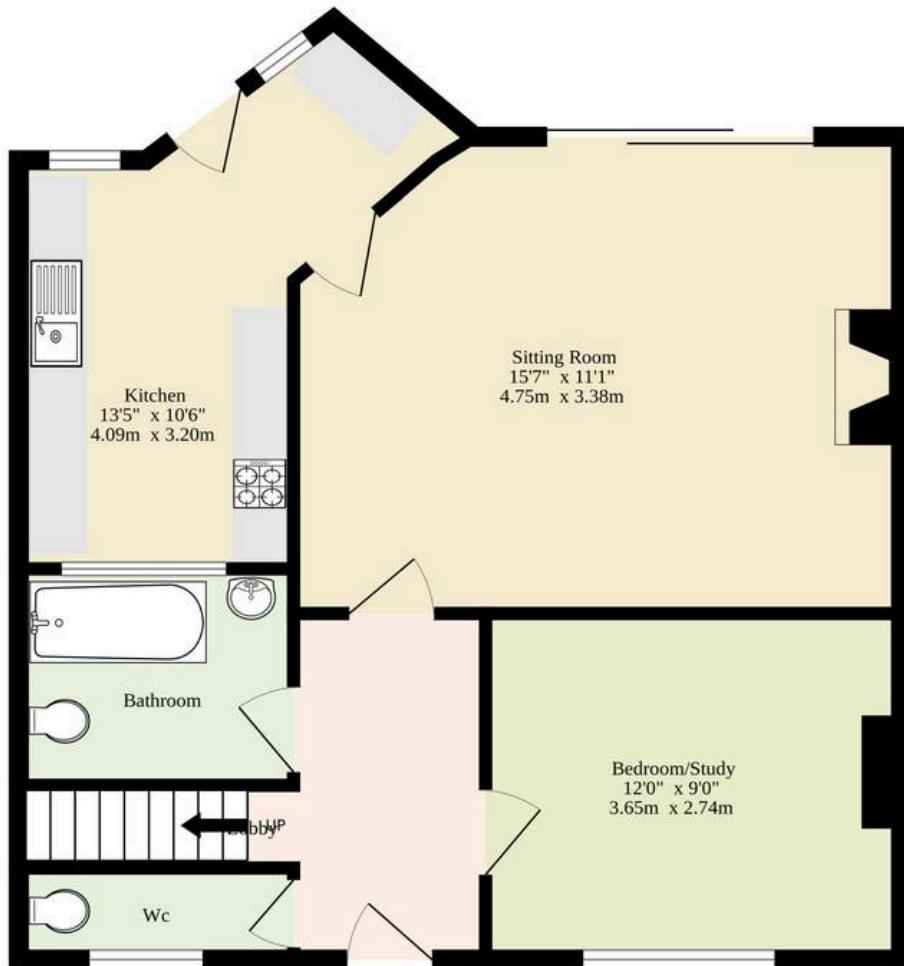
### Agents Note

This property will be sold freehold.

Connected to mains water, electricity, gas and drainage.



**Ground Floor**  
461 sq.ft. (42.8 sq.m.) approx.



**1st Floor**  
445 sq.ft. (41.3 sq.m.) approx.



**TOTAL FLOOR AREA : 906 sq.ft. (84.2 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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