



63 Nelson Street, Norwich
Norwich



Minors & Brady

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Norwich

Wake up to a home that perfectly balances practical family living with style and space in the heart of Heigham Grove. Just minutes from Norwich city centre, this terrace offers light-filled, flexible accommodation designed around modern day living. The inviting living room with a fireplace flows effortlessly into the L-shaped kitchen and dining area, complete with a wood burner and French doors opening onto the garden, perfect for entertaining or unwinding. Three bedrooms and a traditional four-piece bathroom provide comfort and privacy, while the basement, detached garage, and extensive garden offer endless possibilities to make the home your own.

- Terrace residence positioned in the popular area of Heigham Grove within the vibrant city of Norwich
- Short distance into the city centre, offering a wide range of essential amenities
- Perfect family home showcasing spacious and flexible accommodation that can easily adapt to your own preferences and style
- Light-filled living room accentuated by a front-facing window and a fireplace, inviting relaxation and entertaining
- L-shaped, open-plan kitchen/dining room with a wood burner and French doors that open out to the garden, creating an effortless flow for everyday living and gatherings
- Kitchen is fitted with modern cabinetry, a range oven and under-counter areas for appliances, with a functional utility room/WC
- Three bedrooms offering comfort and privacy
- Family bathroom comprising of a traditional four-piece suite, including a freestanding bathtub, a shower cubicle, a hand wash basin and a toilet
- Basement level and a detached garage that has the opportunity to be converted (stpp)
- Extensive garden offering endless possibilities, featuring a patio for seating, multiple storage sheds, a sweeping lawn and two greenhouses





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63 Nelson Street

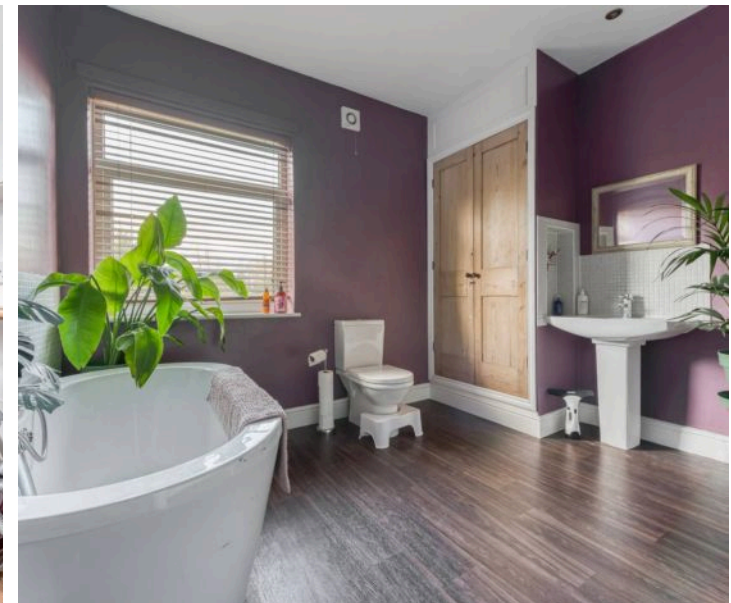
Norwich

Location

Nelson Street sits in the Heigham Grove area of Norwich, a primarily residential neighbourhood just west of the city centre. The street is lined with a mix of Victorian terraces and modern homes, giving it a settled, characterful feel. Daily life is convenient, with local shops, cafés, and takeaways within a short walk, while larger supermarkets are a few minutes away along Barker and Dereham Roads.

Families have access to nearby schools such as Nelson Infant School and other primary and secondary options in the area. The street is also well positioned for green space: Heigham Park is within walking distance, and the University of East Anglia campus is just a short cycle or bus ride away, offering not only educational and cultural amenities but also additional open spaces and cafés.

Essential services are easily accessible too, with the Norfolk & Norwich University Hospital nearby and Norwich Airport within a 15–20 minute drive for domestic and European travel. Transport links are strong: regular buses connect the area to the city centre, and Norwich railway station is a short distance for regional connections. Nelson Street combines quiet residential living with easy access to education, healthcare, parks, and transport, supporting a practical, community-focused lifestyle.



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This terrace residence is positioned in the popular area of Heigham Grove, just a short distance from Norwich city centre and its wide range of essential amenities. Perfect for families, this home offers spacious and flexible accommodation that can be adapted to suit your own preferences and style.

A welcoming entrance hall leads into a bright and airy living room, featuring a front-facing window and fireplace that create a warm, inviting space for everyday living and entertaining.

The heart of the home is an L-shaped, open-plan kitchen and dining area, complete with a wood burner and French doors that open onto the garden, allowing a seamless flow between indoor and outdoor living. The kitchen is fitted with modern cabinetry, a range oven, and practical under-counter spaces for appliances, complemented by a utility room/WC.

Upstairs, three bedrooms provide comfort and privacy for the whole family, while the family bathroom features a traditional four-piece suite, including a freestanding bathtub, shower cubicle, hand wash basin, and toilet.



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Additional highlights include a basement level, a detached garage with potential for conversion (subject to planning), and an extensive garden with endless possibilities. The outdoor space features a patio for seating, multiple storage sheds, a sweeping lawn, and two greenhouses, ideal for gardening, outdoor entertaining, or family activities.

This versatile home combines style, practicality, and space in a sought-after location, offering a lifestyle that balances city convenience with flexible living.

Agents Note

Freehold

Bisected garden with right of way down the passageway.

This property has a restrictive covenant on the upper part of the garden, which is owned by the council but is landlocked.



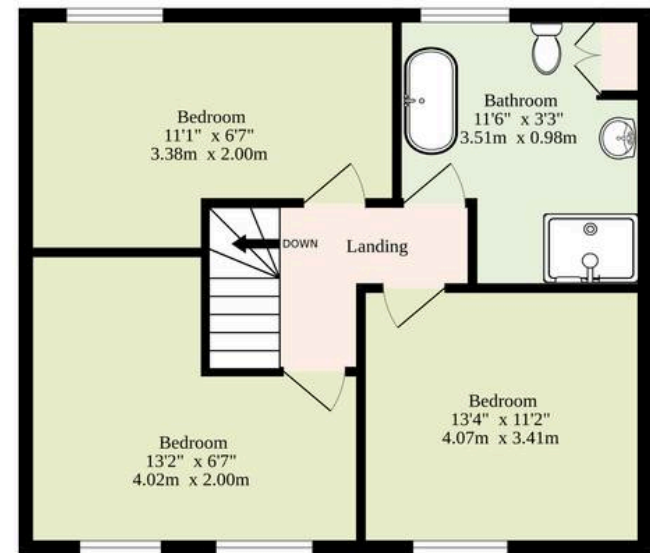
Basement
170 sq.ft. (15.8 sq.m.) approx.



Ground Floor
572 sq.ft. (53.1 sq.m.) approx.



1st Floor
645 sq.ft. (59.9 sq.m.) approx.



TOTAL FLOOR AREA : 1386 sq.ft. (128.8 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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Meet *Tristan*
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