



75 Old Palace Road, Norwich  
Norwich



Minors & Brady



## 75 Old Palace Road

From the moment you step inside, it's clear this is a home with solid bones and plenty of potential for someone keen to put their own stamp on a property. Set on Old Palace Road, the house offers a traditional and well-balanced layout, with a sitting room and dining room that would truly shine once renovated. The real standout is the kitchen to the rear, which has already been updated and provides a practical, modern base to work from. Beyond this, the rear part of the house is in comparatively better condition, allowing any refurbishment to be approached in stages. Upstairs, the two double bedrooms offer good proportions, while the adjoining single room is perfectly suited to a study, nursery, or dressing room. Outside, both the front and rear gardens need care but offer genuine scope for improvement. Overall, this is a straightforward renovation opportunity in a convenient location, with permit parking and a new kitchen already in place.

- Three-bedroom house located on Old Palace Road
- Two double bedrooms plus an adjoining single bedroom ideal as a study or home office
- Separate sitting room and dining room
- Recently updated kitchen to the rear of the property
- Ground-floor lobby with an up-to-date wet room
- Front and rear gardens, both requiring attention
- Majority of the property primed for renovation and modernisation
- Rear section of the home, including the kitchen onward, in better condition
- Traditional layout with scope to reconfigure or enhance
- Permit parking available







M&B

# 75 Old Palace Road

## The Location

Old Palace Road lies in the NR2 area of Norwich, just under two miles west of the historic city centre, making it within easy reach of central amenities while retaining a quieter residential feel. The road sits close to Unthank Road and Earlham Road, which host a mix of independent shops, cafés, and local services, providing everyday convenience without needing to travel far. The main shopping streets of Norwich, including St. Stephen's Street, Prince of Wales Road, and the historic Elm Hill area, are a short bus ride or a 15–20 minute cycle from the road.

Public transport is readily accessible: several bus routes run along the surrounding roads, connecting residents to the city centre, universities, and key employment areas. Norwich railway station, approximately two miles away, offers regional and national connections, while Norwich Airport, around three miles east, provides domestic and limited European flights.

The area benefits from green spaces within easy reach. Heigham Park, a local community park with playgrounds, sports facilities, and open lawns, is a short walk away. Plantation Garden, a restored Victorian garden, and Wensum Park along the river provide additional recreational options. The neighbourhood combines tree-lined streets with Victorian and Edwardian housing, giving it a residential character popular with families, professionals, and students.





## 75 Old Palace Road

### Old Palace Road, Norwich

Situated on Old Palace Road, this three-bedroom home presents a genuine opportunity for renovation and improvement, offering well-proportioned accommodation and plenty of scope for a buyer to add value and personalise throughout.

The property retains a traditional layout and benefits from both front and rear gardens, each in need of attention but offering clear potential for landscaping or redesign.

The ground floor comprises a separate sitting room and dining room, both positioned toward the front and middle of the house and in need of modernisation. These rooms provide good natural light and flexible living space, ideal for those looking to reconfigure or restore original features as part of a wider renovation project.

Toward the rear of the property is the kitchen, which is a notable contrast to the rest of the house, having been recently updated and offering a more contemporary finish. From the kitchen onward, including the rear section of the home, the property is in better condition than the front, making it a practical starting point for staged improvements.

Also on the ground floor is a lobby area leading to an up-to-date wet room, providing modern convenience and accessibility.





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The upper floor offers three bedrooms, comprising two doubles and a third adjoining single bedroom. The smaller room would lend itself well to use as a study, home office, nursery, or dressing room, depending on requirements.

As with the front rooms downstairs, the bedrooms would benefit from renovation, allowing a purchaser to fully refresh and reimagine the accommodation.

Externally, the property includes permit parking and both front and rear gardens. While currently requiring care and investment, these outdoor spaces offer additional potential for those looking to create usable garden areas.

Overall, this is a well-located home primed for renovation, ideal for buyers seeking a project with solid fundamentals and a new kitchen already in place.

### Agents Note

This property will be sold freehold.

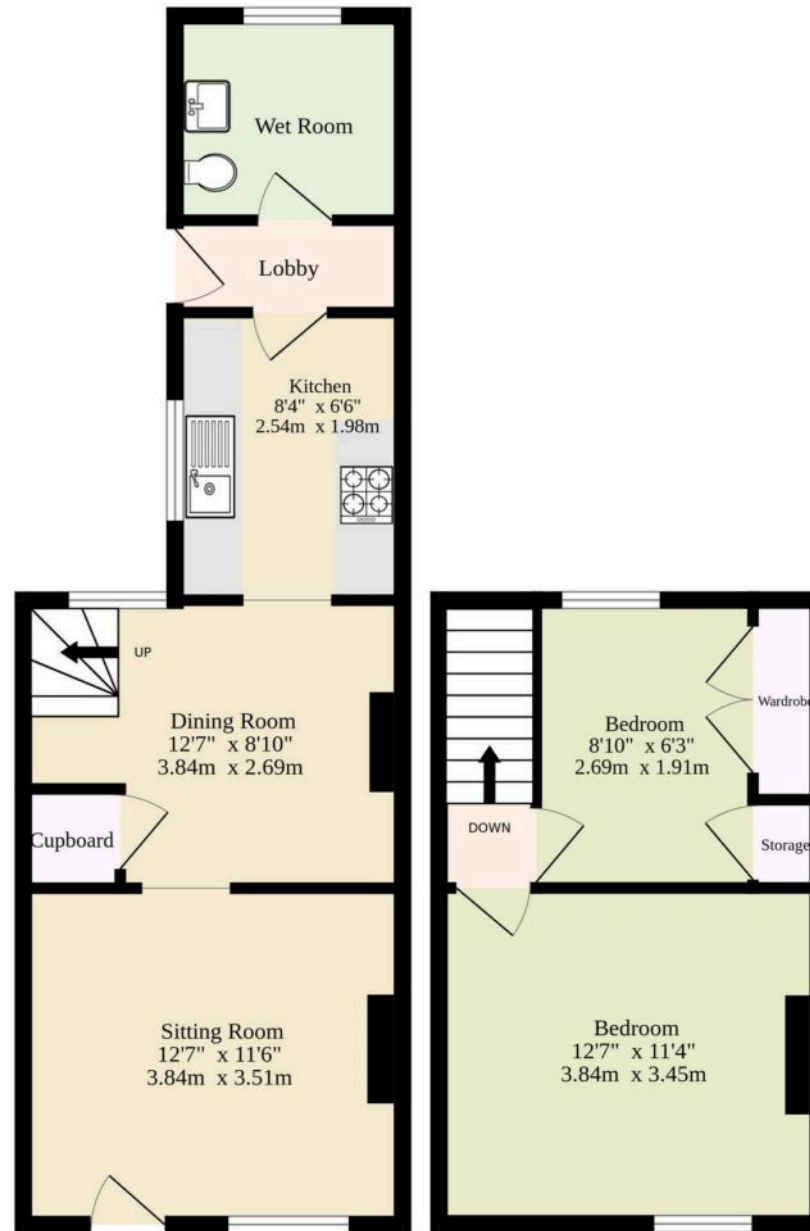
Connected to mains water, electricity, gas and drainage.





Ground Floor  
377 sq.ft. (35.0 sq.m.) approx.

1st Floor  
257 sq.ft. (23.9 sq.m.) approx.



TOTAL FLOOR AREA : 634 sq.ft. (58.9 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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Branch Manager



Meet *Rosie*  
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Meet *Tristan*  
Senior Property Valuer

# Minors & Brady

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 [norwich@minorsandbrady.co.uk](mailto:norwich@minorsandbrady.co.uk)

 01603 365085

 107 Unthank Road, Norwich, NR2 2PE

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