



35 Connaught Road, Norwich
Norwich



Minors & Brady

35 Connaught Road

Set on one of Norwich's most charming streets, this extended mid-terraced home effortlessly blends classic character with modern comfort. The living and dining spaces flow naturally, creating a sense of openness that feels both inviting and practical, while the kitchen's French doors spill straight onto a generous west-facing garden drenched in afternoon sun. Two double bedrooms upstairs offer restful retreats, with the second bedroom opening into a private en suite that feels quietly indulgent. Stripped wood floors and thoughtful period touches run throughout, giving the home warmth and personality without feeling fussy. Outside, the garden's combination of lawn and patio creates the perfect backdrop for summer evenings or quiet weekends. A downstairs shower room adds convenience without compromising style, and the front garden provides an understated welcome to the property. With no onward chain, this home offers a rare chance to move straight into a beautifully balanced, effortlessly stylish Norwich address.

- Nestled on a picturesque street in Norwich's highly sought-after Golden Triangle
- Spacious extended mid-terraced home combining period charm with modern living
- Two generous reception rooms perfect for relaxing or entertaining
- Open-plan dining area flowing into the extended kitchen
- Bright, well-fitted kitchen with ample storage and space for appliances
- Convenient downstairs shower room for guests or busy mornings
- Two double bedrooms with stripped wood flooring and plenty of natural light
- Second bedroom with private en suite bathroom for added comfort
- West-facing rear garden with lawn and patio, ideal for outdoor living
- Offered with no onward chain, ready to move into immediately





M&B

35 Connaught Road

The Location

This well-situated residential area in Norwich is renowned for its charming Victorian terraces, tree-lined streets, and vibrant local culture. Located just west of the city centre, it offers easy access to a variety of independent shops, cafes, and restaurants along nearby Unthank Road and Dereham Road. Local conveniences include several small supermarkets, such as Co-op and Tesco Express, all within walking distance.

Families will appreciate the choice of well-regarded schools in the vicinity, including Recreation Road Infant School, Avenue Junior School, and the Notre Dame High School. For healthcare, residents benefit from nearby GP surgeries and dental practices, with larger facilities like the Norwich Community Hospital just a short drive away.

The area is well-served by public transport, with regular bus services providing easy links into the city centre, the University of East Anglia, and Norwich Railway Station, which connects to London, Cambridge, and other major destinations. The combination of character housing, local amenities, and excellent transport connections makes this a highly desirable location for professionals, families, and students alike.

Agents Note

This property will be sold freehold.

Connected to mains water, electricity, gas and drainage.

This property does not have entitlement to on or off street parking. We encourage viewers to do their own due diligence in regards to parking arrangements before offering.

Please note, the property has been AI-staged. We recommend viewing in person to form your own opinion on its condition.



M&B

35 Connaught Road

Connaught Road, Norwich

This beautifully extended mid-terraced home is set on a charming tree-lined street within Norwich's highly sought-after Golden Triangle. Offering a perfect blend of character and modern living, the property boasts two generous reception rooms and an open-plan dining area that flows seamlessly into the extended kitchen, creating a bright and inviting space for everyday life and entertaining.

The kitchen is fitted with a range of base units, practical work surfaces, and space for essential appliances, while French doors open directly onto the west-facing rear garden, allowing natural light to fill the room and providing easy access to a peaceful outdoor retreat. A downstairs shower room adds further convenience for family life or guests.

Upstairs, two well-proportioned double bedrooms provide comfortable living spaces, with the principal bedroom enjoying an over-stairs cupboard and the second bedroom opening into a private en suite bathroom. Both bedrooms feature stripped wood flooring, adding character and warmth to the home.

Outside, the generous west-facing garden offers a perfect balance of lawn and patio areas, ideal for relaxing in the sun or hosting gatherings. The front of the property is approached via a neat pathway and a low-maintenance garden laid to shingle, adding to the home's kerb appeal.

This property is offered with no onward chain, making it an excellent opportunity for anyone looking to move into a highly desirable area of Norwich without delay.



Dreaming of this home? Let's make it a *reality*.



Meet *Liam*
Branch Manager



Meet *Rosie*
Senior Sales Progressor



Meet *Tristan*
Senior Property Lister

Minors & Brady
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