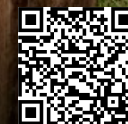




28 Cavell Road, Norwich  
Norwich



Minors & Brady



# 28 Cavell Road

Norwich

Set in the popular NR1 postcode of Norwich, this end-of-terrace home offers practical, comfortable living. The open-plan lounge and dining area connects through French doors to the garden, while the kitchen features modern cabinetry, a Butler sink, freestanding range oven, under-counter appliance space, and a pantry. Upstairs, three versatile bedrooms and a ground-floor bathroom provide space for family, work, or guests. Outside, the garden includes a shingled seating area, lawn, timber shed, and a garage at the end, with a picket-fenced front garden and on-road parking, all within easy reach of local amenities and the city centre.

## Agents Notes

Freehold

Connected to all mains services.

Garage located at the end of the garden contains asbestos.

We have been made aware by the owner that a parking space is available with the property. However, we have not been able to verify this information and encourage prospective buyers to look into this with their solicitor before purchasing.



M&B





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# 28 Cavell Road

Norwich

- End-of-terrace residence positioned in the popular NR1 postcode of the vibrant city of Norwich
- Suitable choice for first-time buyers, small families or investors, looking for a home within close proximity to essential amenities
- Beautifully presented throughout, ready to adapt to your own preferences and style
- Open-plan lounge/diner with French doors that open out to the garden, creating an effortless flow for everyday living and entertaining
- Kitchen fitted with modern cabinetry, a Butler sink, a freestanding range oven, under-counter areas for appliances and a pantry
- Ground-floor bathroom comprising of a quality three-piece suite
- Three bedrooms offering comfort and privacy, with the flexibility to have a home office, a dressing room or a guest room
- A large, private garden featuring a shingled area for seating arrangements, a laid to lawn and a timber storage shed
- Front garden enclosed by a picket fence and on-road parking



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# 28 Cavell Road

Norwich, Norwich

## Location

Cavell Road is situated in the NR1 postcode of Norwich, in the Lakenham area, offering a convenient balance between residential calm and city accessibility. The city centre is just over a mile away, making it an easy 15–20 minute cycle or 25–30 minute walk, while still keeping the immediate streets quieter than the bustling core. Local amenities are within easy reach, including small convenience shops, a post office, and cafes, with larger supermarkets such as Tesco and Sainsbury's a short drive or bus ride away.

For families, Cavell Road is close to several well-regarded schools. Edith Cavell Academy & Nursery lies very nearby for younger children, Lakenham Primary School is also within walking distance, and Hewett Academy serves older students in the area. Other secondary and sixth form options in Norwich are easily accessible by bus or bicycle.

Transport links are strong: multiple local bus routes pass near Cavell Road, connecting residents to the city centre, university areas, and outlying suburbs. Norwich Railway Station is about a mile away, providing regular services to London, Cambridge, and other destinations. Road access is straightforward via nearby arterial routes including the A147 inner ring road.





# 28 Cavell Road

Norwich, Norwich

The entrance leads into an open-plan lounge and dining area, with French doors opening onto the garden, allowing for a natural flow between indoor and outdoor spaces. The kitchen is fitted with modern cabinetry, a Butler sink, a freestanding range oven, under-counter spaces for appliances, and a pantry, offering both functionality and flexibility.

A ground-floor bathroom features a three-piece suite, while upstairs three bedrooms provide space for rest and privacy, with the option for a home office, dressing room, or guest room.

The garden includes a shingled area for seating, a lawn, and a timber storage shed. At the end of the garden, a garage offers additional space for storage.

The front garden, enclosed by a picket fence, complements the property, and on-road parking is available.

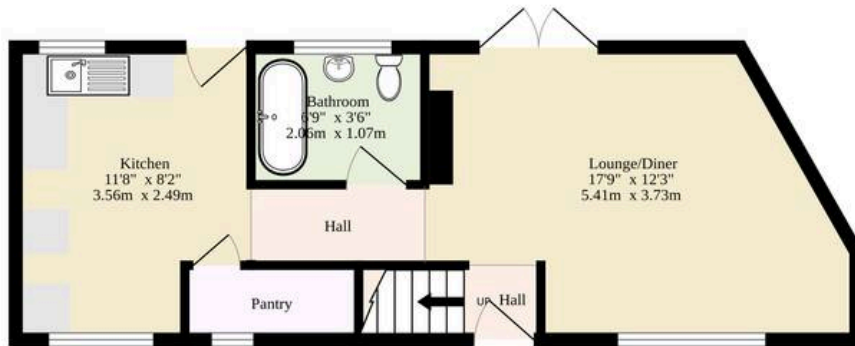
This home is presented in a ready-to-move-in condition and can easily be adapted to suit individual preferences, offering a straightforward and comfortable living environment in one of Norwich's accessible and sought-after areas.



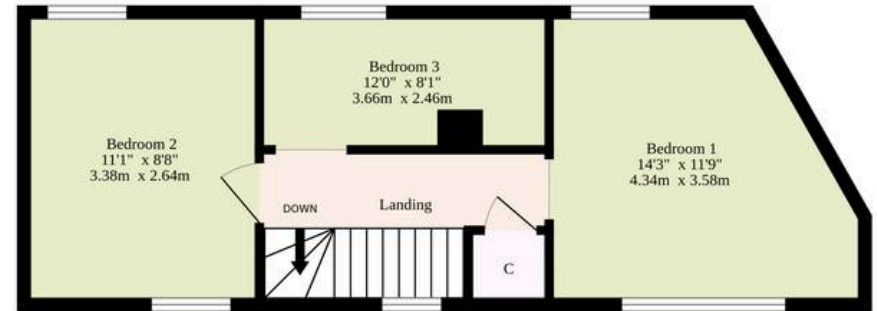
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

**Ground Floor**  
393 sq.ft. (36.5 sq.m.) approx.



**1st Floor**  
405 sq.ft. (37.6 sq.m.) approx.



**TOTAL FLOOR AREA : 798 sq.ft. (74.1 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 *Tristan*  
Senior Property Valuer

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