



20 Carlyle Road, Norwich
Norwich

Minors & Brady

20 Carlyle Road

Norwich, Norwich

Arranged over two floors, this well-presented Victorian terraced home has undergone renovations and offers a bright and comfortable layout throughout, with the vendor having found. The ground floor features a full-depth lounge and dining space with an electric fireplace, with the living area recently plastered, leading through to a modern fitted kitchen finished with shaker-style units and integrated appliances, reflecting a recently updated installation, along with a renovated ground-floor bathroom. Upstairs, two generous double bedrooms are positioned off the landing, including a rear bedroom with an en suite WC that also functions as a dressing room, while outside the property benefits from a non bisected, fully enclosed rear garden with lawn and a paved seating area, and on road permit parking to the front, with regular bus routes and strong road links providing straightforward access to the A47 and the wider Norfolk road network.

Location

Carlyle Road is positioned in the popular NR1 area of **Norwich**, just to the southeast of the city centre, offering convenient access to a wide range of amenities. The location is well served by local shops, cafes, and everyday services, with Norwich train station, Riverside Leisure Complex, and the city centre all within easy walking or cycling distance. Excellent road connections link the area to the A47 and the wider Norfolk road network, making it practical for commuters. Regular bus routes nearby provide further travel options into the city and surrounding areas. Riverside walks along the River Wensum and nearby green spaces offer a pleasant outdoor setting close to home. The area is popular with professionals and city-based buyers due to its proximity to employment hubs and leisure facilities. Local schools, healthcare services, and supermarkets are also easily accessible, supporting convenient day-to-day living.



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Stepping through the front porch, you enter directly into a long and well-proportioned lounge and dining space that immediately feels open and welcoming. The room extends the full depth of the house and is clearly arranged to accommodate both seating and dining areas, with stripped wooden floorboards and newly fitted flooring running throughout to create continuity. A contemporary electric fireplace with a timber mantel forms a strong focal point within the lounge, while the open staircase with painted timber balustrade adds character and a sense of openness. Built-in shelving and fitted storage are positioned neatly along the walls, offering practical solutions without interrupting the flow of the space. Natural light enters from both the front and rear, giving the room a bright and comfortable feel throughout the day.

From the dining area, an arched opening leads into the kitchen, which has been thoughtfully laid out to make best use of the available space. The kitchen is fitted with modern shaker-style units and wood-effect work surfaces, reflecting a recently installed kitchen. Integrated appliances include a built-in oven and ceramic hob with extractor hood above, with plumbing in place for additional appliances, all neatly incorporated within the cabinetry. A window positioned above the sink provides views over the rear garden and allows natural light to fill the room. Beyond the kitchen, a small inner lobby provides access to the ground-floor bathroom.

Completing this floor is a well-arranged bathroom that has been updated with a new WC and wash basin, fitted with a modern suite including a bath with glass shower screen and overhead shower, a vanity unit providing useful storage, a heated towel rail, and a window allowing natural light and ventilation.



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Stairs rise to the first-floor landing, which gives access to two generous double bedrooms along with a useful storage cupboard. The main bedroom is positioned at the front of the property and offers excellent proportions, finished with wood-effect flooring and ample space for freestanding bedroom furniture. A large window allows plenty of natural light to enter, and the room is presented in a calm and neutral style.

A second double bedroom is located to the rear and enjoys views over the garden. This room is also well proportioned and finished with wood-effect flooring, and benefits from direct access to the en suite bathroom. The en suite is currently arranged as a WC and dressing space, fitted with a contemporary vanity unit and countertop basin, offering useful everyday functionality and clear potential to be reconfigured to accommodate a bath or shower setup, subject to requirements and any necessary consents, with a window providing natural light and ventilation.

To the rear of the property, the garden is non-bisected, fully enclosed, and arranged for ease of maintenance. A central lawn is bordered by planted beds, with a paved seating area positioned at the far end, providing a private and usable outdoor space.

The property is further complemented by on-road permit parking to the front, offering a practical solution for residents and visitors.

Agents notes

Sold freehold, connected to all main services.

Gas Central Heating

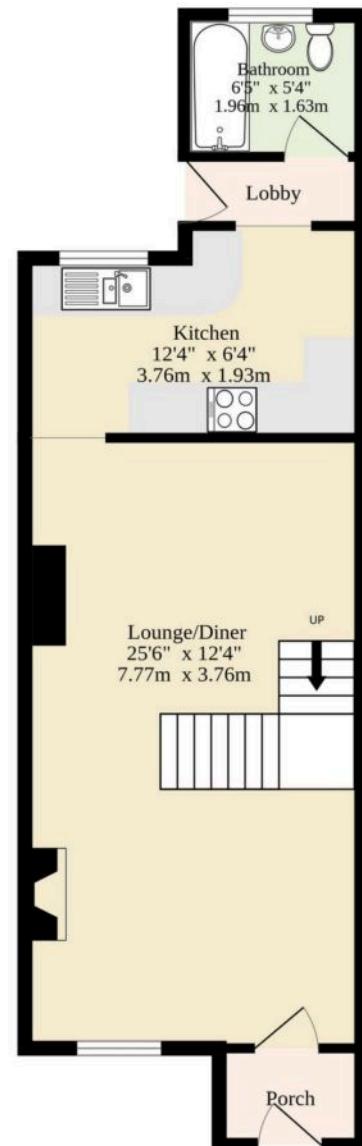
Council Tax Band- B

Permit parking is available at approximately £45 per six months for two vehicles

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Ground Floor
354 sq.ft. (32.9 sq.m.) approx.



1st Floor
361 sq.ft. (33.5 sq.m.) approx.



TOTAL FLOOR AREA : 715 sq.ft. (66.4 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*
Senior Sales Progressor



Meet *Tristan*
Senior Property Valuer

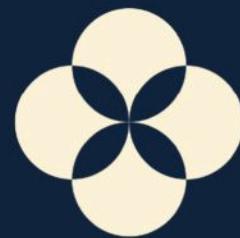
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