



284 Unthank Road, Norwich

Norwich

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# 284 Unthank Road

Norwich, Norwich

This attractive bay-fronted Victorian terraced home presents a wonderful balance of period character and thoughtful modern upgrades, set along the ever-popular Unthank Road. With generously proportioned accommodation throughout and a beautifully maintained, non-bisected south-facing rear garden, this home offers an excellent opportunity for buyers seeking a character property in one of Norwich's most desirable residential locations. Well suited to professionals, couples, and families alike, the property enjoys a highly convenient setting within easy reach of a wide range of local amenities, independent cafés, shops, and well-regarded schools. The University of East Anglia, Norfolk and Norwich University Hospital, and the Research Park are all readily accessible, further enhancing the appeal of this superb city home.

- Attractive bay-fronted Victorian terraced home on the highly sought-after Unthank Road
- Generously proportioned accommodation with well-balanced living and bedroom spaces
- Two spacious double bedrooms, including a rear bedroom with stylish en-suite bathroom
- Beautifully appointed en-suite featuring a roll-top claw-foot bath and period detailing
- Welcoming lounge with large bay window and retained character features
- Separate dining room ideal for entertaining, with under-stairs storage
- Modern fitted kitchen with space for a Range-style cooker and appliances
- Practical ground-floor shower room and utility area adding everyday convenience



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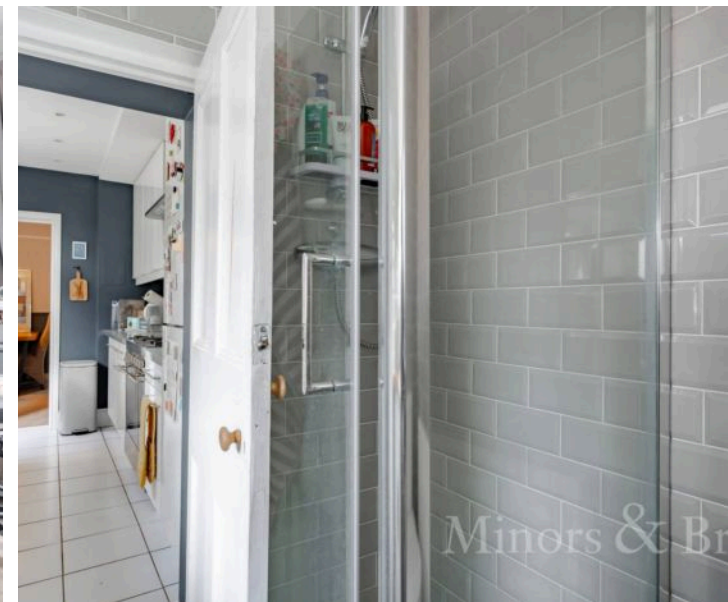
# 284 Unthank Road

## The Location

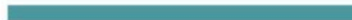
Welcome to Unthank Road, Norwich, one of the city's most established and consistently popular residential locations. Ideally positioned just south of the city centre, this address offers the convenience of being within walking distance of Norwich's historic streets, retail quarter, and cultural attractions, making it particularly appealing to those who enjoy city living without being right in the centre of the action.

For commuters, Unthank Road provides straightforward access to the A47 and key transport links, including Norwich Train Station and the main Bus Station, supporting travel both within the city and further afield. Day-to-day amenities are well catered for, with supermarkets such as ASDA and Tesco located nearby, alongside a wide variety of independent cafés, restaurants, and shops found throughout the city centre and neighbouring areas.

The area is also well served by a range of schooling options, with several primary and secondary schools within easy reach, adding to its appeal for families. Green spaces and recreational facilities can be found close by, offering opportunities for walking, leisure, and outdoor activities. Overall, Unthank Road combines a highly convenient location with a well-established community feel, making it a sought-after choice for a broad range of buyers.



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### Unthank Road

The ground floor opens into a welcoming lounge, where a large bay window allows an abundance of natural light to fill the room. Original period features such as picture rails, built-in alcove shelving, and a characterful open fireplace (currently capped) contribute to the home's warm and inviting atmosphere.

An inner lobby leads through to the spacious dining room, ideal for both everyday living and entertaining. This room benefits from a renovated sash window, an under-stairs storage cupboard, and retains further classic detailing in keeping with the age of the property.

The modern kitchen is well appointed with a range of wall and base units, a one-and-a-half bowl stainless steel sink, and ample space for a Range-style cooker, dishwasher, and fridge/freezer. From here, a door leads to a particularly useful shower room and utility area, fitted with a walk-in shower, WC, wash basin, and plumbing for both a washing machine and tumble dryer — a practical addition that enhances ground-floor functionality.

Upstairs, the property offers two well-proportioned double bedrooms, both continuing the home's blend of period charm and comfort. The rear bedroom is a particularly appealing space, featuring a decorative cast-iron fireplace and direct access to a beautifully styled en-suite bathroom.





## 284 Unthank Road

The en-suite is a standout feature, finished with a roll-top claw-foot bath, pedestal sink, WC, exposed brickwork, ornate plaster mouldings, and a traditional column radiator, creating a luxurious and character-rich bathroom setting.

The front-facing bedroom benefits from a built-in wardrobe and retains its original sash window, further reinforcing the property's Victorian heritage while offering excellent natural light.

Externally, the property is set back from the road and approached via a gated pathway, with mature trees and hedging providing an attractive and private frontage.

The south-facing rear garden is a true highlight of the home. A paved patio area directly behind the house offers the perfect space for outdoor dining and entertaining, leading on to a well-maintained lawn bordered by mature shrubs and established planting. Toward the far end of the garden, a more secluded section provides a peaceful and private retreat — ideal for relaxation, gardening, or simply enjoying the sunshine throughout the day.

### Agents Note

This property will be sold freehold.

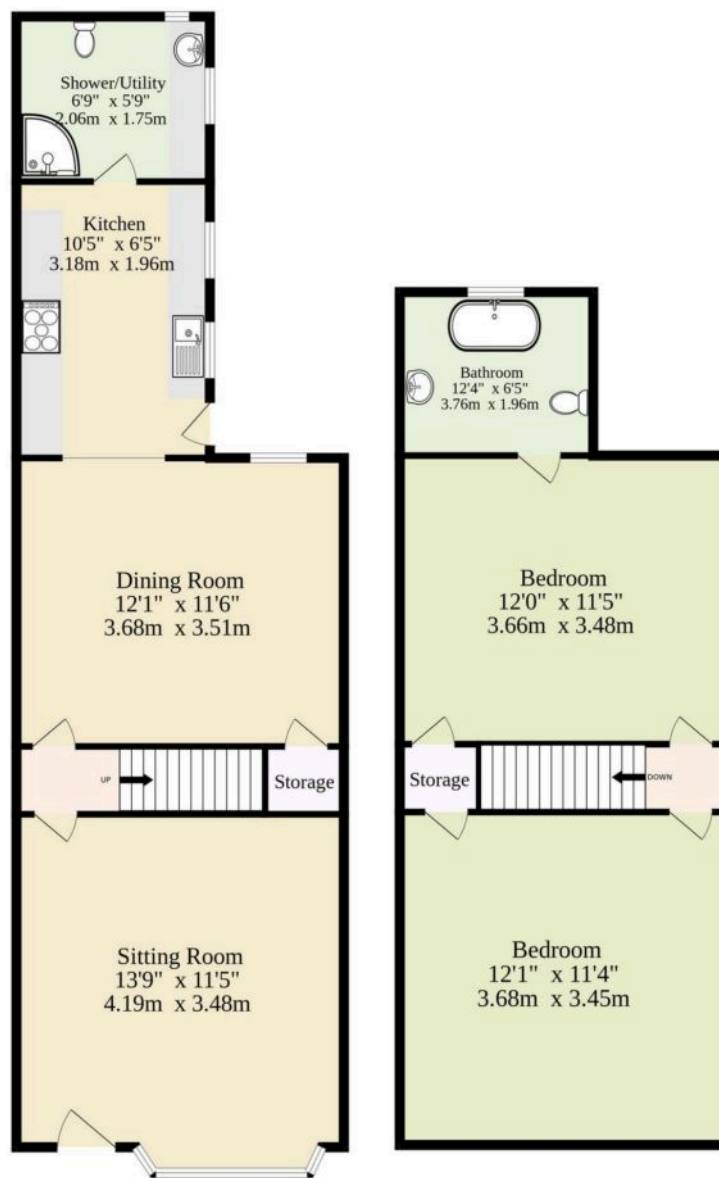
Connected to mains water, electricity, gas and drainage.





Ground Floor  
416 sq.ft. (38.6 sq.m.) approx.

1st Floor  
364 sq.ft. (33.8 sq.m.) approx.



TOTAL FLOOR AREA : 780 sq.ft. (72.5 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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# Minors & Brady

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