



1 Patricia Road, Norwich
Norwich



Minors & Brady

1 Patricia Road

This charming apartment combines character features with a practical layout, creating a welcoming and comfortable home. Thoughtfully arranged accommodation offers well-proportioned rooms suited to modern living. A decorative fireplace brings warmth and personality to the main reception space, while distinctive finishes in the kitchen add a touch of individuality. Generous storage solutions enhance everyday convenience and organisation. The bedroom's direct access to an enclosed garden provides a rare and appealing connection to private outdoor space. A neatly appointed bathroom completes the interior with functionality in mind. All set within easy walking distance of central Norwich, this appealing apartment enjoys the vibrancy and amenities of city living right on the doorstep.

- Characterful apartment offering a comfortable and homely atmosphere
- Practical and well-laid-out accommodation suited to modern day living
- Entrance hall with plentiful built-in storage to keep everyday items neatly organised
- Light and inviting sitting room centred around a decorative fireplace
- Kitchen featuring distinctive checkerboard flooring with plenty of character
- Varied tiled backsplash creating an attractive and individual finish
- Good range of fitted storage units with space provided for appliances
- Well-proportioned bedroom with a rear door leading directly outside
- Enclosed garden space offering privacy and room to sit out
- Convenient position within walking distance of central Norwich and its wide selection of shops, cafés and amenities





M&B

The Location

Patricia Road is situated to the south of Norwich city centre, forming part of a well-established residential area that offers both convenience and a strong sense of community. The location provides straightforward access into the heart of Norwich, whether on foot, by bicycle, or via the regular bus routes that operate along nearby main roads.

Everyday amenities are close at hand, with local shops, takeaways, cafés and supermarkets serving the surrounding neighbourhoods. The popular retail and leisure facilities at Riverside Norwich are within easy reach, offering a cinema, restaurants and larger stores, while the historic city centre provides an extensive choice of independent retailers, national brands, eateries and cultural attractions.

The area is also convenient for commuters, with Norwich railway station accessible for services to London and other major destinations. Green spaces and riverside walks along the River Wensum are nearby, providing pleasant outdoor routes for leisure and exercise. Well-regarded local schools and community facilities further enhance the appeal, making Patricia Road a practical and well-connected setting for a range of buyers, from first-time purchasers to those seeking easy access to city living.

Agents Note

This property will be sold leasehold, with 76 years remaining.

Connected to mains water, electricity and drainage.

Ground Rent: £100 paid annually

Maintenance: 3,800 paid annually

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.



M&B

Patricia Road, Norwich

This characterful apartment offers a practical and well-balanced layout, ideally suited to those seeking a home within walking distance of the city centre. Set within easy reach of central amenities, the property combines period charm with functional living spaces, making it an appealing option for first-time buyers, downsizers or investors alike.

The entrance hall provides a welcoming introduction to the home and benefits from plentiful built-in storage, offering useful space for coats, shoes and household items, helping to keep the main living areas uncluttered and organised.

The sitting room is a comfortable and inviting space, centred around a decorative fireplace that adds character and a focal point to the room. There is ample space for both seating and dining furniture, creating a versatile setting for everyday living or entertaining.

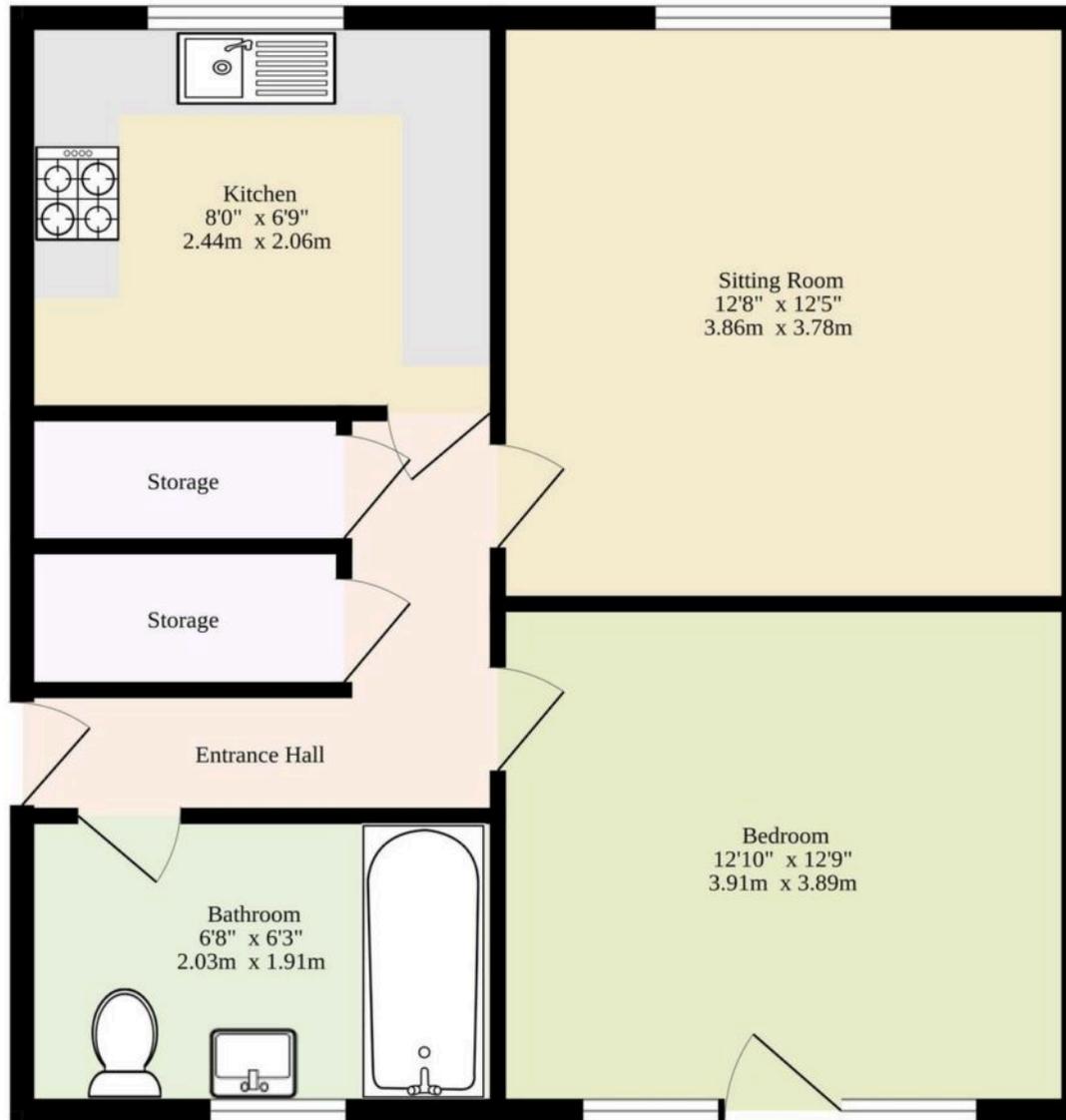
The kitchen is fitted with a range of storage units and features distinctive checkerboard flooring, complemented by a varied tiled backsplash that adds visual interest and personality. There is space for appliances, allowing buyers to tailor the layout to their own requirements, while the practical configuration ensures everything is within easy reach.

The bedroom is well proportioned and enjoys the added benefit of a rear door opening directly onto an enclosed garden, providing a private outdoor area that can be enjoyed throughout the warmer months. This connection to outside space enhances the overall sense of light and practicality.

Completing the accommodation is the bathroom, fitted with a three-piece suite comprising a bath, wash basin and WC, arranged in a straightforward and functional layout.



Ground Floor
509 sq.ft. (47.3 sq.m.) approx.



TOTAL FLOOR AREA : 509 sq.ft. (47.3 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 *Rosie*
Senior Sales Progressor



Meet *Tristan*
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