



16 Marryat Road, Norwich

Norwich



Minors & Brady

16 Marryat Road

Norwich, Norwich

This well-arranged mid-terrace home offers generous accommodation across two floors, including a spacious lounge positioned to the front of the property and a fitted kitchen with a range of base and wall units, along with space for everyday dining. A separate utility room provides additional storage and appliance space with direct access out to the rear garden. Upstairs, the first floor landing leads to three good-sized bedrooms, a family bathroom fitted with a bath and wash basin, and a separate WC. Outside, the enclosed rear garden is mainly laid to lawn with a central pathway and decked seating area, while the front of the property offers a gravelled frontage providing off-road parking. The home is situated within the established Heartsease area to the east of Norwich, with convenient access to local shops, supermarkets, parks and everyday amenities, along with good transport links into Norwich city centre.

Location

Marryat Road is situated to the east of Norwich within the established Heartsease area, a residential part of the city known for its convenient access to everyday amenities. The location is particularly well placed for families, with schooling nearby and a range of local shops, supermarkets, parks and community facilities within easy reach. Regular bus services run into Norwich city centre, making it simple to access the city's extensive shopping, restaurants and historic attractions. The area also offers convenient road links to the A47 and the Norwich Northern Distributor Road, allowing straightforward travel across Norfolk and towards the coast. Nearby green spaces and recreational facilities provide opportunities for outdoor activities, while the wider area continues to be a popular choice for those seeking practical access to the city and surrounding countryside.

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Marryat Road, Heartsease

Entering through the front door, the property opens into an entrance hall with a staircase rising to the first floor and useful storage cupboards positioned beneath. From here, access leads through to the lounge, a generous reception room positioned at the front of the home. A large window allows natural light to fill the space, while carpet flooring and wall-mounted shelving provide practical everyday living. The room offers ample space for seating and entertainment furniture, creating a comfortable main living area.

Moving through to the kitchen, the space is arranged with a range of fitted base and wall units with work surfaces above. A window overlooks the rear garden, bringing natural light into the room, while tiled flooring runs throughout. There is space for a small dining table, allowing the kitchen to function as an everyday dining area as well as a cooking space. A door from the kitchen leads through to the utility room, which provides additional storage and space for appliances. The utility also houses the boiler and offers a door leading directly out to the rear garden.

Upstairs, the first floor landing provides access to all three bedrooms along with the bathroom and a separate WC. The principal bedroom is positioned to the rear of the property and offers a spacious layout with carpet flooring and a window overlooking the garden. The second bedroom is another well-proportioned double room, also benefiting from a window and fitted carpet. The third bedroom sits alongside and provides a versatile space suitable for use as a bedroom, home office or hobby room.

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The bathroom is fitted with a bath and a wash basin, with tiled walls surrounding the bath area and a frosted window allowing natural light while maintaining privacy. Adjacent to this, a separate WC is fitted with a WC and a window.

Outside, the rear garden is fully enclosed and mainly laid to lawn with a central pathway leading through the garden. Planted borders run along the boundaries with fencing enclosing the space. Toward the far end of the garden, there is a raised decked seating area along with a garden shed, providing a practical outdoor area for seating and storage.

To the front, the property is set behind a low wall with a gravelled frontage providing off-road parking. Pathway access leads directly to the entrance, with planted areas adding greenery to the front approach.

Agents notes

Sold freehold, connected to main services: water, electricity, gas and drainage.

Gas central Heating

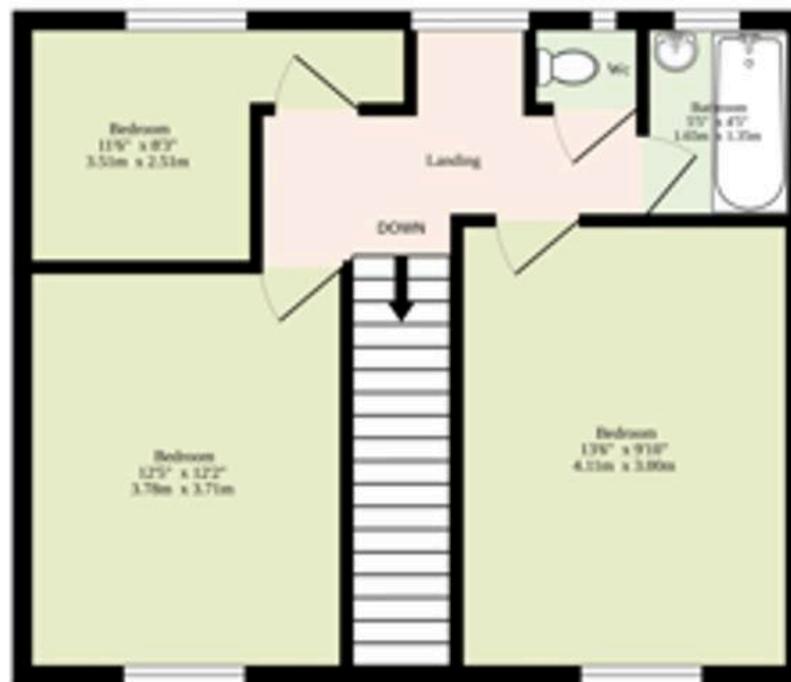
Council Tax Band- B



Ground Floor
444 sq.ft. (41.2 sq.m.) approx.



1st Floor
491 sq.ft. (45.6 sq.m.) approx.



TOTAL FLOOR AREA : 935 sq.ft. (86.8 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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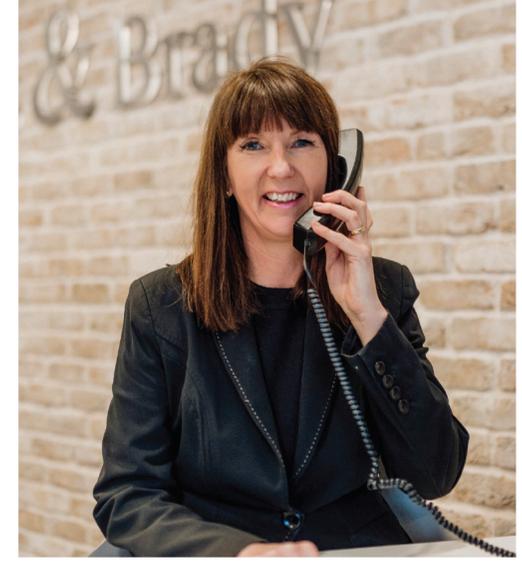
Dreaming of this home? Let's make it a *reality*.



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Branch Partner



Meet *Karol*
Property Lister



Meet *Claire*
Aftersales Team Leader

Minors & Brady
Your home, our market



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