



24 Cavell Road, Norwich

Norwich



Minors & Brady

## 24 Cavell Road

Introducing a wonderful opportunity to acquire a well-presented home in a convenient and well-connected part of Norwich. This attractive end-terrace property offers comfortable living spaces and a layout well suited to modern lifestyles. The home has been thoughtfully updated in key areas, creating a welcoming environment ready to enjoy from the moment you arrive. Its position close to the city centre places shops, services, and everyday amenities within easy reach. The property also benefits from outdoor space that adds to its overall appeal and practicality. With its balanced combination of location, character, and modern touches, it is ideal for a range of buyers including first-time purchasers, families, or investors. Early interest is recommended for this appealing home in a sought-after city location.

- Well-presented end-terrace home in a convenient Norwich location
- Positioned just south of the city centre with excellent access to local amenities
- Spacious and comfortable living areas suitable for modern lifestyles
- Stylishly updated interior creating a welcoming and move-in-ready home
- Contemporary kitchen designed for both practicality and everyday living
- Ground floor bathroom adding convenience to the layout
- Three bedrooms offering flexible accommodation options
- Front garden enhancing the property's kerb appeal
- Private enclosed rear garden ideal for relaxing or outdoor entertaining
- Offered with no onward chain, making it an excellent opportunity for a smooth purchase



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### The Location

This location, just south of Norwich city centre, offers excellent access to a wide range of amenities, transport links, and green spaces. The area is well connected by local bus routes and is within a short distance of Norwich Train Station, making it ideal for commuters. The A47 is also easily accessible, providing convenient links in and out of the city.

Residents benefit from an array of nearby shops and supermarkets, including Aldi, Asda, Tesco, and Greggs, along with larger retail outlets such as B&Q. The area is also home to a selection of cafes, leisure facilities, and has direct access to the riverside complex. City College is within easy reach, making this an attractive location for students and professionals alike.

Eaton Park and Whitlingham Country Park are both close by, ideal for weekend outings and outdoor activities, while Norwich's historic attractions, vibrant cultural scene, and excellent dining options are just minutes away.

With its combination of convenience, community, riverside access, and green surroundings, this location continues to be highly sought-after by a wide range of buyers.



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## Cavell Road, Norwich

This three-bedroom end-terrace house offers the perfect combination of comfort, style, and convenience, ideally situated just south of Norwich city centre. Positioned close to the inner ring road, the property enjoys excellent access to local amenities, major employers, and transport links, while still providing a peaceful and welcoming environment.

Step inside to a warm and inviting entrance hall that sets the tone for the home's cosy atmosphere. The lounge provides a spacious and comfortable setting, perfect for relaxing with family or entertaining guests. At the heart of the home, the modern kitchen has been thoughtfully refitted, offering ample storage, a pantry, and plenty of workspace for cooking and dining.

A contemporary ground-floor bathroom adds practical convenience for everyday living.

Upstairs, three well-proportioned bedrooms provide flexible accommodation, catering to family needs or the opportunity for a home office or hobby space. The property benefits from double glazing and gas central heating, ensuring comfort throughout the year.

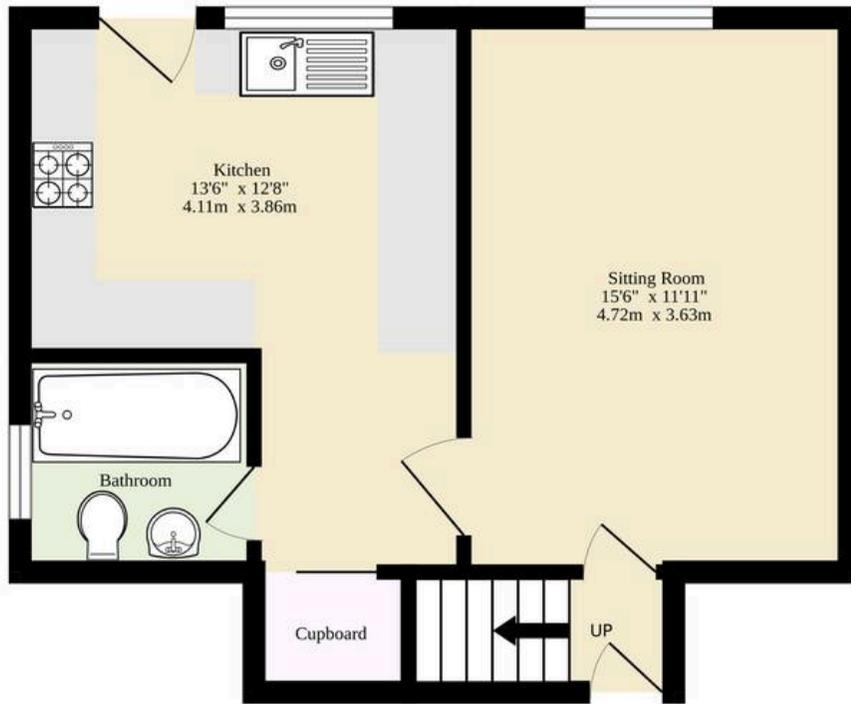
Externally, the property impresses with a front lawn that enhances its curb appeal, while the fully enclosed rear garden provides a private retreat with a patio area, lawn, and a timber shed for storage. It's a wonderful space for outdoor entertaining, gardening, or simply enjoying some fresh air in privacy.

### Agents Note

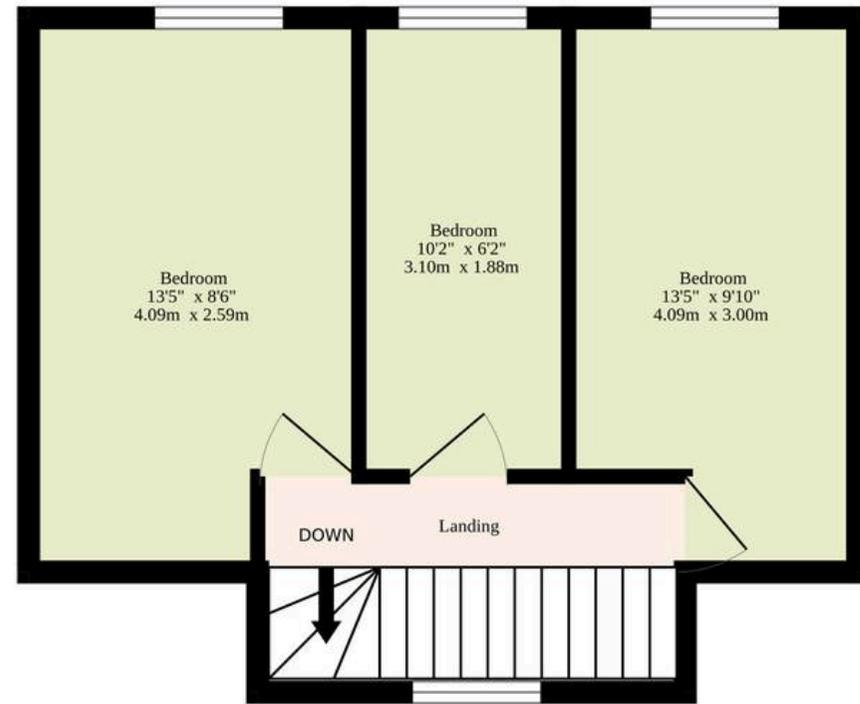
This property will be sold freehold and connected to mains water, electricity, gas and drainage.



**Ground Floor**  
385 sq.ft. (35.8 sq.m.) approx.



**1st Floor**  
357 sq.ft. (33.2 sq.m.) approx.



**TOTAL FLOOR AREA : 742 sq.ft. (68.9 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*.



Meet *Liam*  
Branch Manager



Meet *Rosie*  
Senior Sales Progressor



Meet *Tristan*  
Senior Property Lister

Minors & Brady  
*Your home, our market*

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