



22 Havelock Road, Norwich

Norwich



Minors & Brady

22 Havelock Road

Norwich, Norwich

Sold before hitting the market, this impressive Victorian terrace house offers beautifully presented accommodation throughout. The property has been thoughtfully extended to create a striking kitchen, dining and living space featuring a lantern skylight, large central island with butler sink and marble resin work surfaces, and wide aluminium bi-folding doors opening onto the terrace and garden, allowing excellent natural light to fill the space. An elegant open-plan sitting room features two wood-burning stoves set on slate hearths, stripped timber flooring and French doors leading through to the kitchen area. Upstairs are three well-proportioned double bedrooms alongside a stylish bathroom with a freestanding roll top bath and separate shower. Externally, the property enjoys a larger than average enclosed rear garden with a terrace and artificial lawn, completing this impressive and well-designed home.

Location

Havelock Road is located within the highly regarded NR2 area of Norwich, a well established and popular part of the city known for its characterful streets and strong community atmosphere. A wide range of local amenities are close by, including independent shops, cafes, restaurants, and everyday services along nearby Unthank Road and Earlham Road. Norwich city centre is also within easy reach, providing extensive shopping, dining, and cultural attractions, while the University of East Anglia, local parks, and well-regarded schools are all conveniently accessible. Regular bus routes operate throughout the area, and Norwich Railway Station, as well as major road links including the A11 and A47, are easily reached for travel further afield.





M&B

22 Havelock Road

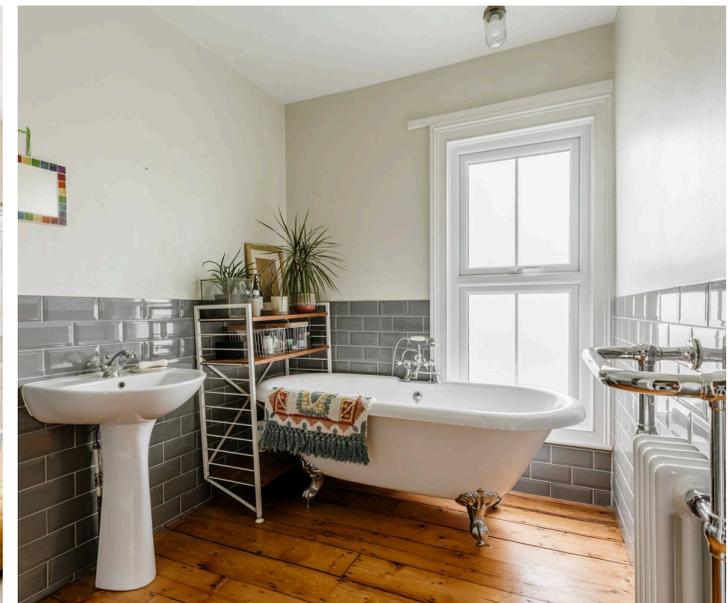
Norwich, Norwich

Havelock Road, Norwich

A stained glass front door beneath an arched surround opens into a welcoming entrance hall featuring stripped timber flooring and decorative detailing, with stairs rising to the first floor and useful storage beneath.

To the front of the property, the open-plan sitting room provides an elegant reception space with two chimney breasts, each fitted with a wood-burning stove set on slate hearths. Stripped timber flooring continues throughout, and French doors open through to the kitchen extension, allowing the reception space to flow naturally into the heart of the home.

The rear of the property has been transformed by an impressive kitchen, dining and living space designed for both everyday living and entertaining. Large natural stone floor tiles run throughout, while a substantial central island with marble resin work surfaces incorporates a butler sink with brass mixer tap and breakfast seating. Surrounding fitted cabinetry provides extensive storage, and a range cooker sits beneath a canopy extractor with tiled splashback behind. A large lantern skylight above floods the room with natural light, further enhanced by recessed lighting and wide aluminium bi-folding doors which open fully onto the rear terrace, creating a superb connection between interior and garden.



M&B

22 Havelock Road

Norwich, Norwich

Upstairs, three well-proportioned double bedrooms are arranged from the landing, one of which benefits from a walk-in wardrobe area. The family bathroom features a freestanding roll top bath set on decorative feet, positioned beneath a window, alongside a separate glazed shower enclosure and pedestal wash basin. A separate WC is also located on this floor.

Externally, the property enjoys an attractive front garden with a patterned tiled pathway leading to the entrance door. To the rear, a larger-than-average garden is enclosed by contemporary slatted timber fencing and begins with a generous stone terrace directly outside the bi-folding doors, providing excellent space for outdoor dining and seating, with an artificial lawn extending beyond.

This is an exceptional example of a Golden Triangle terrace house, offering character, space and a beautifully designed rear extension that enhances modern family living.

Agents notes

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

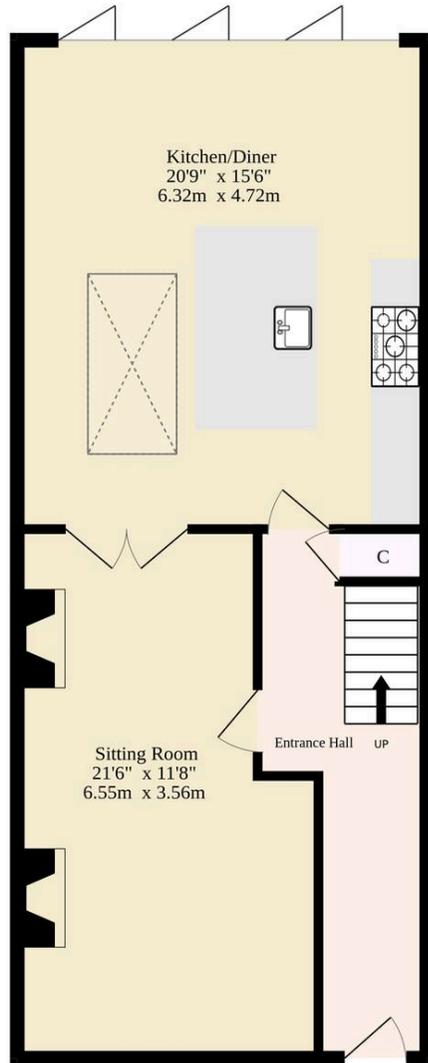
Council Tax Band- C

Gas Central Heating

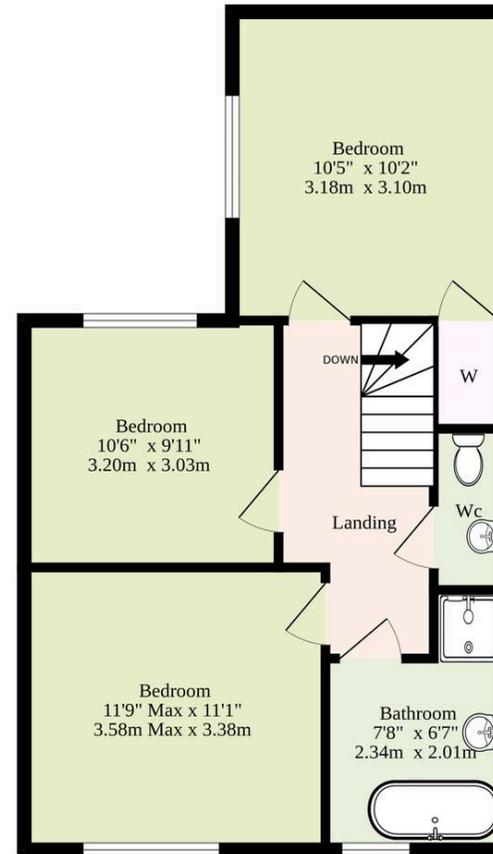


M&B

Ground Floor
581 sq.ft. (54.0 sq.m.) approx.



1st Floor
388 sq.ft. (36.0 sq.m.) approx.



Sqft Excludes Hallway, Landing, And Wc

TOTAL FLOOR AREA : 969 sq.ft. (90.0 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.
Made with Metropix ©2026

Dreaming of this home? Let's make it a *reality*



Meet *Liam*
Branch Manager



Meet *Rosie*
Senior Sales Progressor



Meet *Tristan*
Senior Property Valuer

Minors & Brady
Your home, our market

 norwich@minorsandbrady.co.uk

 01603 365085

 107 Unthank Road, Norwich, NR2 2PE

CAISTER-ON-SEA | DEREHAM | DISS | NORWICH | OULTON BROAD | WROXHAM



How can we support

- ✓ Residential Mortgages
- ✓ Protection & Insurance
- ✓ Buy-to-let (personal and limited company)



Matt Waters
Senior Mortgage
and Protection Advisor



Victoria Payne
Mortgage and
Protection Advisor

Scan to book your
appointment today



T: 01692 531372

E: enquiries@norfolk-mortgages.co.uk