



80 Beaconsfield Road, Norwich

Norwich



Minors & Brady

80 Beaconsfield Road

This stunning walk-in terrace has been fully extended and upgraded to a luxurious, modern standard. The open-plan kitchen dazzles with a Velux roof light, sleek aluminium doors, and floods of natural light, flowing straight onto a South-facing decked garden perfect for entertaining. Engineered oak flooring and a feature fireplace add style and warmth to the lounge and dining space. Bedrooms are generous, with built-in wardrobes and a chic en-suite, while a smart app-controlled boiler and ground-floor shower room make everyday life effortless. The versatile garage has been transformed into a studio, gym, or home office, and off-road parking is secured by an electric roller door. Every detail is designed to impress, blending modern living with practical luxury.

- Fully extended walk-in terrace finished to a high, modern standard
- Bright, open-plan kitchen with Velux roof light and sleek aluminium doors leading to the South-facing garden
- Stylish lounge and dining area with feature fireplace and premium engineered oak flooring
- Two generous bedrooms, both with built-in wardrobes and a luxurious en-suite shower room
- Ground-floor shower room and practical utility area with smart app-controlled boiler
- South-facing decked garden, ideal for relaxing, entertaining, or family gatherings
- Versatile garage/studio, perfect for home working, hobbies, or a personal gym
- Off-road parking with secure electric roller door for convenience and peace of mind
- Seamless flow between living, dining, and outdoor spaces designed for modern lifestyle





M&B

80 Beaconsfield Road

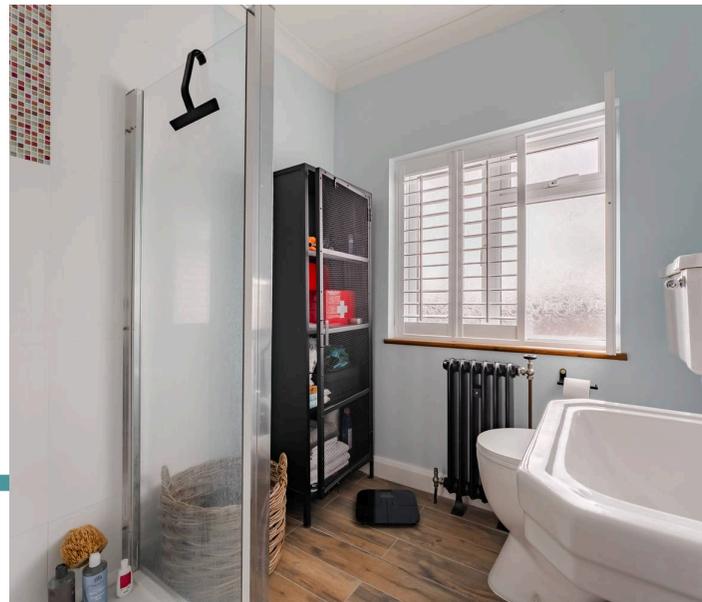
The Location

Beaconsfield Road is located just to the north of Norwich city centre, in a well-established residential area known for its Victorian terraces and easy access to local amenities.

A number of popular neighbourhood pubs and independent businesses are within a short walk. The Marlborough Arms is only a few minutes away and is a well-known local pub serving real ales and food, while The Artichoke on Magdalen Road is another popular spot offering craft beers and a lively atmosphere. Other nearby pubs such as The Stanley add to the strong local pub scene in the area.

Magdalen Road and Magdalen Street are both close by and offer a wide mix of independent shops, cafés and takeaways, along with a Tesco Express for everyday convenience. This part of the city is well known for its independent character and diverse range of food options, making it a popular area with young professionals and long-term residents alike. For green space, Mousehold Heath is within easy reach and provides one of Norwich's largest areas of open parkland, ideal for walking, running and enjoying views across the city.

The location also offers good connectivity. Norwich city centre is within walking or cycling distance, while nearby routes link easily to the Inner Ring Road, making it convenient to travel across the city and further into Norfolk.



80 Beaconsfield Road

Beaconsfield Road, Norwich

This beautifully extended and upgraded walk-in terrace presents a rare opportunity to acquire a home finished to an exceptional standard throughout. From the moment you approach, the thoughtfully designed front extension creates an impressive entrance, offering a sense of space and style that immediately sets this property apart from others in the area.

The welcoming lounge flows effortlessly through an elegant archway into the dining area, where a feature fireplace provides a striking focal point, blending traditional charm with modern sophistication. High-quality engineered oak flooring extends seamlessly across the main living areas, enhancing the sense of warmth and continuity.

The heart of the home is undoubtedly the stunning open-plan kitchen, designed to cater to both everyday family life and entertaining. Natural light floods the space through a combination of a side window, a Velux roof light, and sleek aluminium doors that open directly onto the South-facing garden, creating an airy, bright, and inviting atmosphere. The aluminium doors themselves are a contemporary design feature, complementing the overall premium specification of the home.



80 Beaconsfield Road

Adjoining the kitchen is a practical utility area equipped with a modern, app-controlled boiler, providing convenience and efficiency, while a beautifully finished ground floor shower room adds a further level of comfort and practicality.

Upstairs, the property continues to impress with two generously proportioned bedrooms, both featuring built-in wardrobes for ample storage. A stylish en-suite shower room enhances the main bedroom, adding an extra touch of luxury and convenience.

Outside, the South-facing rear garden has been carefully designed for both relaxation and versatility. A decked seating area provides the perfect spot for outdoor dining or unwinding in the sun, while the garden extends to the garage, which has been adapted into a flexible studio space.

This area is ideal for home working, hobbies, or a personal gym, offering excellent adaptability to suit modern lifestyles. Off-road parking is provided via a secure access point from Marlborough Road, complete with a newly installed electric roller door, combining practicality with peace of mind.

This property represents a rare combination of contemporary style, thoughtful design, and exceptional specification, making it a truly standout home for discerning buyers.

Agents Note

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



Ground Floor
882 sq.ft. (81.9 sq.m.) approx.

1st Floor
284 sq.ft. (26.4 sq.m.) approx.



Including Garage

TOTAL FLOOR AREA : 1166 sq.ft. (108.3 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.
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 Lister

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