



71 Beecheno Road, Norwich
Norwich



Minors & Brady

71 Beecheno Road

This attractive end-terrace property presents a fantastic opportunity for buyers seeking a well-kept home in a popular residential area of Norwich. Designed with practical living in mind, the layout offers a balanced mix of comfortable living space and functional areas for modern lifestyles. The property benefits from key features such as gas central heating and double glazing, helping to provide efficiency and year-round comfort. Off-road parking to the front adds everyday convenience for homeowners and visitors alike. The outdoor space has been designed for ease of maintenance while still offering enjoyable areas for relaxing and socialising. A powered shed provides additional versatility, whether used for storage, hobbies or a small workshop. With an onward purchase already secured, the home also offers reassurance for buyers looking for a smoother moving process.

- Three well-proportioned bedrooms offering flexible accommodation
- Modern family bathroom with bath, shower, wash basin, and WC
- Bright kitchen and dining area with integrated appliances and space for extras
- Cosy lounge providing a welcoming living space
- Gas central heating throughout for efficient warmth
- Double-glazed windows enhancing insulation and security
- Private driveway for off-road parking
- Low-maintenance rear garden with artificial lawn, patio, and decking
- Powered shed suitable for storage, hobbies, or a small workshop
- Convenient location to the west of Norwich, ideal for first-time buyers or investors





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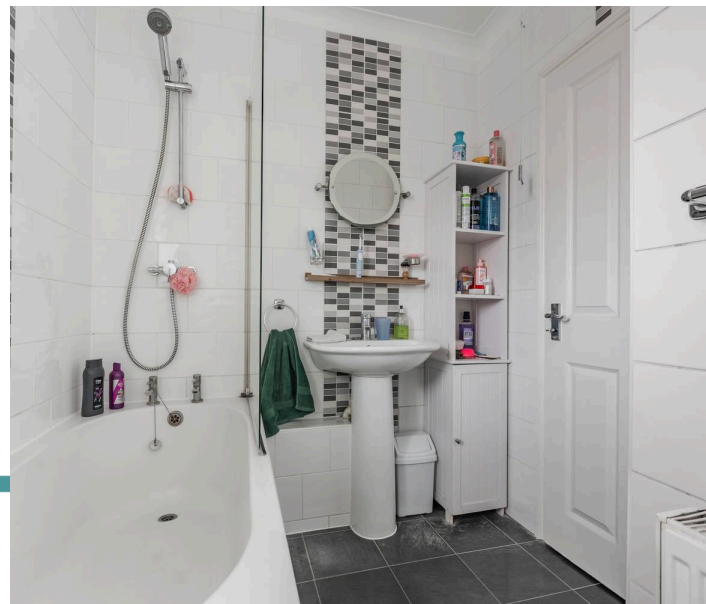
The Location

Located just minutes from Norwich city centre, Beecheno Road offers the perfect blend of convenience and community. This sought-after NR2 postcode is particularly popular with both professionals and families thanks to its excellent access to a wide range of local amenities. Independent shops, cosy cafés, supermarkets, and everyday services are all close at hand, ensuring everything you need is within easy reach.

Transport connections are a real strength of Beecheno Road. Regular bus services run directly into the city, making commuting or shopping trips simple and stress-free, while quick access to the A47 and A11 provides excellent road links to the wider region. Norwich railway station is also easily accessible, offering direct services to London Liverpool Street in under two hours.

The area itself has a lively yet welcoming character. The nearby Golden Triangle is one of Norwich's most desirable neighbourhoods, renowned for its vibrant atmosphere, popular pubs, and bustling restaurants. For those who enjoy the outdoors, Eaton Park, one of the city's largest green spaces, is just a short distance away and perfect for walking, running, or relaxing with friends and family.

Beecheno Road is also well-served by reputable local schools, nurseries, and healthcare facilities, adding to its appeal for families. At the same time, its proximity to the University of East Anglia and the Norfolk & Norwich University Hospital makes it a popular choice for students, academics, and medical professionals.



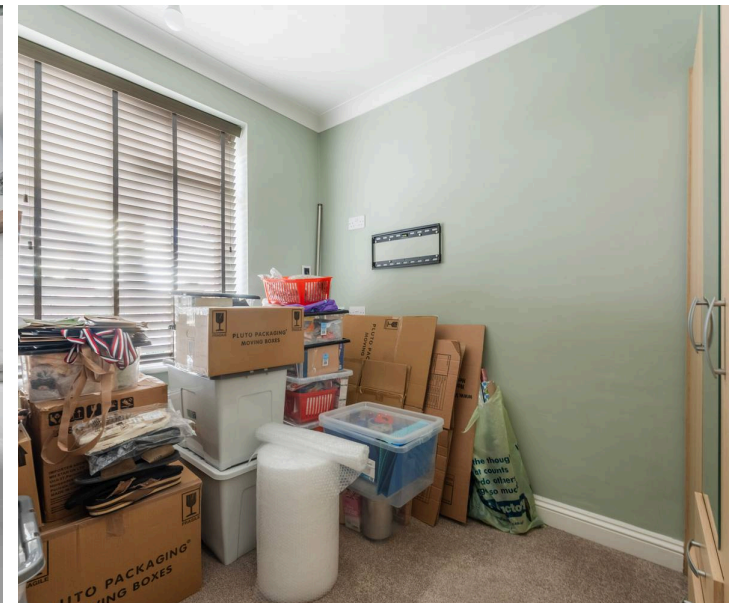
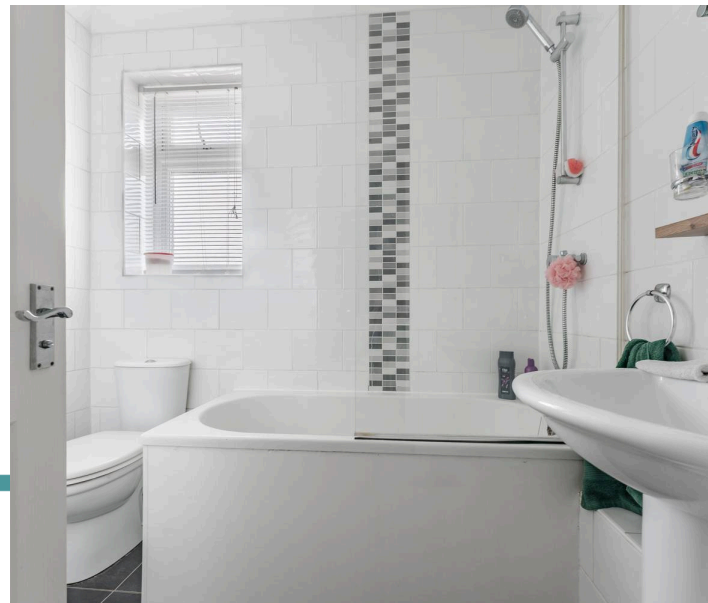
71 Beecheno Road

Beecheno Road, Norwich

This well-presented three-bedroom end-terrace home offers comfortable living in a convenient location to the west of Norwich, making it an excellent choice for first-time buyers or investors alike. The property has been maintained in good condition and benefits from gas central heating, double glazing and the added reassurance that the vendor has already found their onward purchase.

Inside, the home opens into an entrance hall which leads through to a welcoming lounge, creating a cosy and relaxing space for everyday living. To the rear of the property is a bright kitchen and dining area fitted with a range of units and integrated cooking appliances, along with space for additional appliances. The layout provides a practical and sociable area for cooking, dining and spending time with family or guests, with a door leading directly out to the garden.

Upstairs, the first floor offers three well-proportioned bedrooms, each providing comfortable accommodation that could easily suit families, guests or those working from home. A modern family bathroom is also located off the landing and is fitted with a bath and shower, wash basin and WC.



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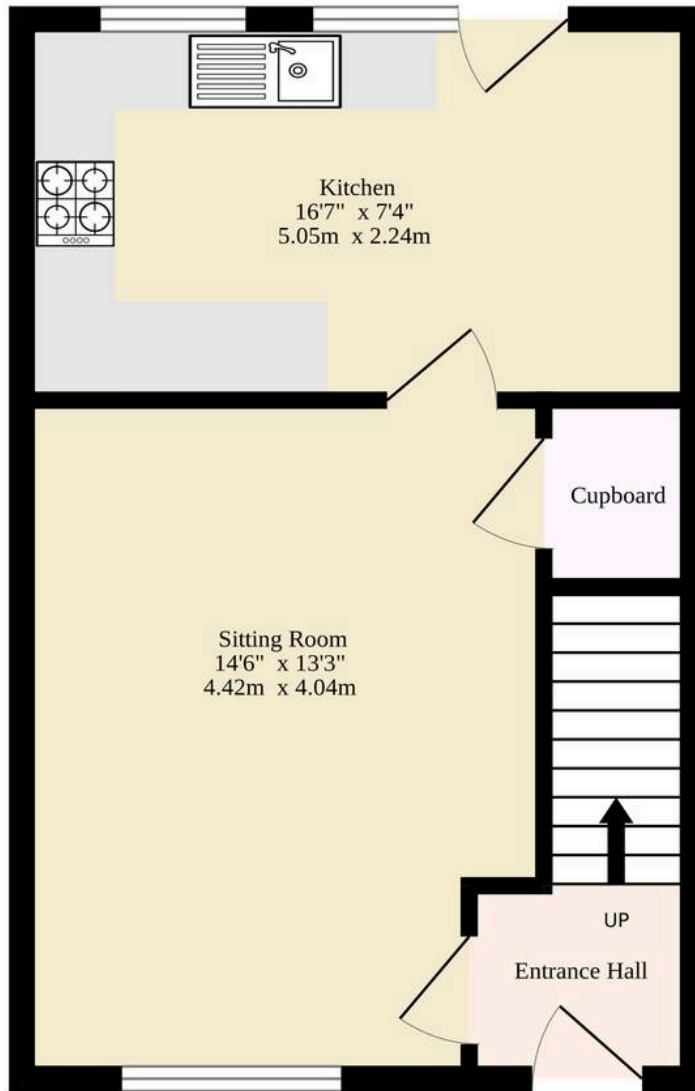
Outside, the property continues to impress. To the front, a private driveway provides convenient off-road parking. The enclosed rear garden has been thoughtfully arranged with artificial lawn, patio and decking areas, creating a low-maintenance outdoor space ideal for relaxing or entertaining. A useful shed with power and lighting offers additional storage or workshop potential.

Agents Note

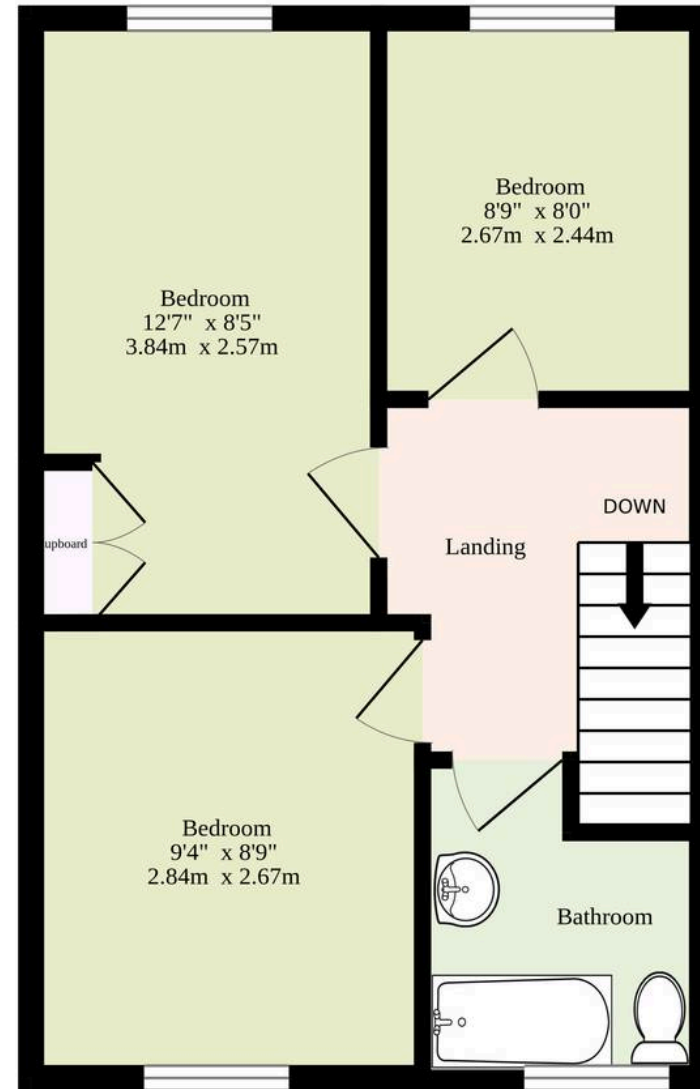
This property will be sold freehold and connected to mains water, electricity, gas and drainage.



Ground Floor
334 sq.ft. (31.0 sq.m.) approx.



1st Floor
363 sq.ft. (33.7 sq.m.) approx.



TOTAL FLOOR AREA : 697 sq.ft. (64.8 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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