



39 Knowsley Road, Norwich

Norwich



£240,000
Minors & Brady

39 Knowsley Road

Whispers of modern charm meet thoughtful design in this three-bedroom home in NR3. The terrace-style layout effortlessly links sitting, dining, and kitchen areas, creating a natural flow for daily life or entertaining. Freshly painted walls and curated accents give each space personality without overwhelming. Recent renovations to the kitchen and bathroom bring contemporary flair with practical functionality. Upstairs, three light-filled bedrooms offer flexibility for work, rest, or hobbies. The low-maintenance garden, complemented by a new fence and exterior paint, invites outdoor enjoyment year-round. With updated electrics, a new boiler, and added insulation, comfort and peace of mind are built in.

- Three versatile bedrooms, two doubles plus a flexible single for office or study
- New boiler & updated electrics – safety and peace of mind guaranteed
- Terrace-style layout, seamless flow from sitting to dining to kitchen
- Freshly painted interiors, calming olive green and stylish, light-filled spaces
- Added insulation – energy-efficient comfort year-round
- 2023 kitchen & bathroom renovations, modern, practical, and ready to use
- Back door to garden – enhances flow and maximises kitchen space
- Fresh exterior & fencing – property looks cared-for and move-in ready
- Low-maintenance garden, slate and patio areas perfect for relaxing or dining
- Outside store – practical space for tools and equipment.=





M&B

39 Knowsley Road

The Location

NR3 is one of Norwich's most sought-after postcodes, combining the charm of a leafy, residential area with the convenience of being just north of the city centre. The neighbourhood offers a welcoming community feel while keeping the best of the city within easy reach, making it popular with families, professionals, and students alike.

The area is well-served by a variety of amenities. Local schools are highly regarded, including Norwich High School for Girls and Eaton Primary, offering excellent options for families. For shopping, residents have access to a mix of cafés and essential services, alongside larger retail outlets in nearby areas. Green spaces are plentiful, with scenic parks, riverside walks along the Wensum, and smaller community gardens providing spots for exercise, leisure, and relaxation.

NR3's social scene is centred around a number of popular local venues. The Stanley, known for its relaxed and friendly atmosphere, serves as a hub for drinks, meals, and occasional live music. The Artichoke pub is another local favourite, cherished for its craft ale selection, events, and strong sense of community. Cafés, delis, and independent eateries in the area further add to NR3's character, giving residents plenty of options to eat, meet, and socialise locally.

Cultural and historic attractions are also easily accessible. Norwich Castle, the cathedral quarter, and the scenic riverside offer both heritage and entertainment opportunities, from exhibitions and events to quiet riverside walks. Good transport links make commuting straightforward, whether by bus or bike, connecting residents quickly to the city centre and beyond.



39 Knowsley Road

Knowsley Road, Norwich

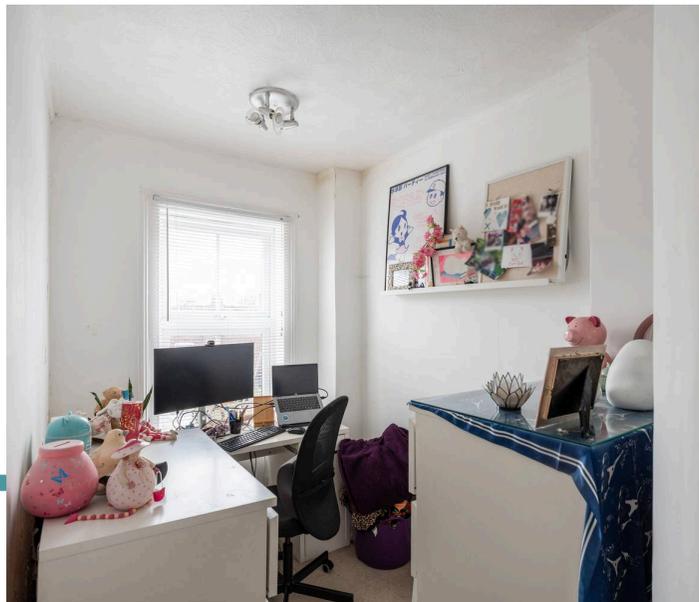
This beautifully presented three-bedroom home in NR3 has been thoughtfully upgraded and is ready to move into. Offering a perfect blend of contemporary improvements and versatile living space, it is ideal for families, professionals, or anyone looking for a stylish, low-maintenance home.

The heart of the property is the terrace-style layout that seamlessly connects the sitting room, dining room, and kitchen. The sitting room has been freshly painted in a muted olive green, creating a calming and sophisticated space, while the dining room features abundant natural light and subtle foliage-inspired accents, along with fun prints added by the current owners to bring personality and warmth.

A back door has been installed in the dining room to maximise kitchen space and provide easy access to the garden, enhancing the flow and functionality of the home.

The kitchen and bathroom were fully renovated in 2023, combining modern fittings with practical layouts. All electrics throughout the property have been updated, ensuring safety and peace of mind, and the boiler was replaced on 1st January this year with a five-year warranty for added security.

Upstairs, the property offers three bedrooms, including two spacious double rooms and a versatile single that could serve as a bedroom, home office, or study. Each room benefits from ample natural light and a flexible layout.



39 Knowsley Road

The garden is designed for low-maintenance enjoyment, featuring slate and patio areas perfect for outdoor dining or relaxing in the sun. Last summer, the garden fence was replaced, and the exterior walls were painted last year, giving the home a fresh, cared-for appearance.

An outside store provides practical storage space for garden tools and equipment. Additionally, insulation was added when the current owners moved in, ensuring energy efficiency and comfort throughout the year.

With careful attention to detail, modern updates, and flexible living spaces, this property combines style, functionality, and ease of maintenance, making it a standout opportunity in a popular area of Norwich.

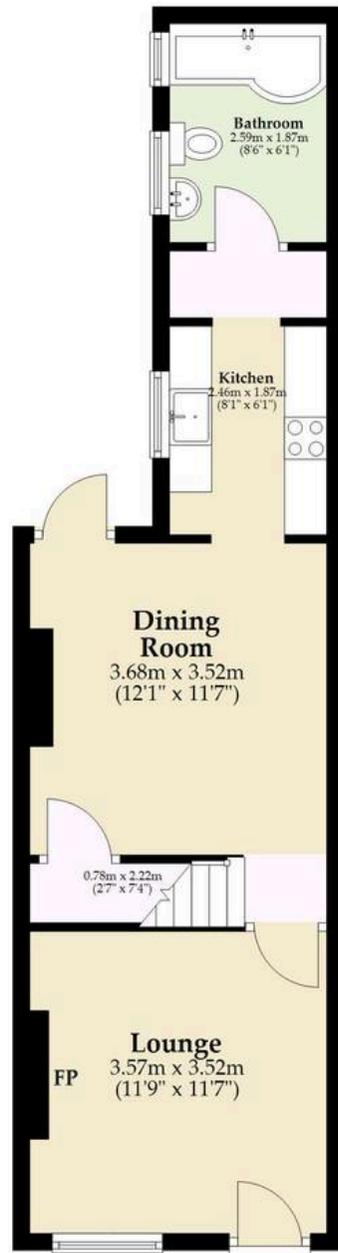
Agents Note

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



Ground Floor

Approx. 40.4 sq. metres (434.4 sq. feet)



First Floor

Approx. 33.7 sq. metres (362.8 sq. feet)



Total area: approx. 74.1 sq. metres (797.3 sq. feet)

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.

Plan produced using PlanUp.

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