



96 Beverley Road, Norwich

Norwich



Minors & Brady

96 Beverley Road

This stunning three-bedroom mid-terrace home in the desirable NR5 area perfectly combines contemporary design with practical family living. The rear extension floods the space with natural light, creating an inviting hub for dining, relaxing, and entertaining. A contemporary orangery with herringbone flooring and a lantern skylight adds a touch of elegance to everyday life. The versatile reception room offers flexibility for work or leisure, adapting effortlessly to your lifestyle. Upstairs, generously sized bedrooms provide comfort and space for all family members. Outside, a low-maintenance landscaped garden and paved patio make summer gatherings effortless, while the driveway ensures hassle-free parking. With excellent transport links and local amenities on your doorstep, this property delivers both convenience and sophistication in one package.

- Three well-proportioned bedrooms, including two generous doubles
- Stylish orangery with herringbone flooring and lantern skylight
- Extended kitchen/diner with integrated appliances and ample storage
- Versatile reception room for home office or sitting area
- Family bathroom with contemporary fixtures and tiled finish
- Low-maintenance landscaped rear garden with lawn and patio
- Off-street parking via front driveway
- Abundance of natural light throughout the home
- Convenient access to Norwich city centre and the A47
- Highly sought-after NR5 location with local amenities nearby





M&B

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The Location

Set within a peaceful residential area west of Norwich city centre, this location offers a convenient blend of local amenities and strong transport links. Day to day needs are well catered for with nearby convenience stores and supermarkets, while the Bowthorpe Shopping Centre provides a wider range of shops and services, including a post office and pharmacy.

A variety of local pubs, cafés, and takeaways can also be found within a short distance, and the vibrant Norwich city centre, with its popular Chantry Place shopping mall, independent stores in the Norwich Lanes, and a wide selection of restaurants and entertainment venues, is just a few minutes away by bus or car.

Families will appreciate several highly regarded schools within easy reach, such as West Earlham Infant and Junior Schools and City Academy Norwich, along with the nearby University of East Anglia, which also offers cultural and sporting facilities. Healthcare provision is excellent, with local GP surgeries, dental practices, and the Norfolk and Norwich University Hospital approximately ten minutes' drive away.

Transport links are strong, with frequent bus services into the city centre, easy access to Norwich Railway Station for direct trains to London and Cambridge, and the A47 ring road close by for convenient road travel across Norfolk and beyond.



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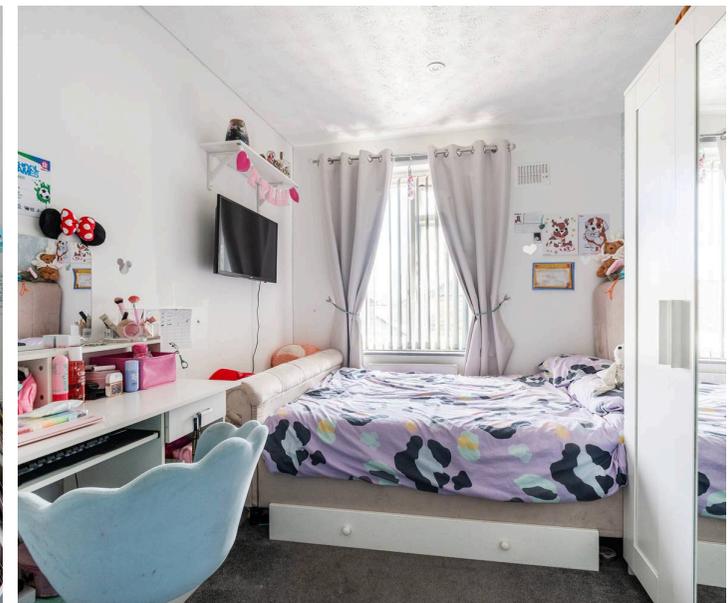
This beautifully presented three-bedroom mid-terrace home in the highly sought-after NR5 area boasts stylish interiors with ample room for family living. Carefully extended to the rear, the property boasts a bright and versatile living space that serves as the heart of the home, ideal for both relaxed family life and entertaining guests.

The ground floor features an impressive orangery, flooded with natural light and complemented by elegant herringbone flooring with underfloor heating and a striking lantern skylight.

Adjacent is a contemporary reception room, perfect as a cosy sitting area or home office, offering flexibility to suit modern living needs.

The extended kitchen/diner is thoughtfully designed with tiled flooring, integrated appliances, and ample storage, creating a seamless environment for cooking, dining, and socialising. A family bathroom completes the ground floor accommodation.

Upstairs, the property offers three well-proportioned bedrooms, including two generous double rooms that provide plenty of space for families or guests. The third bedroom is ideal for a study, nursery, or guest room, all featuring comfortable carpeted flooring and natural light throughout.



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The family bathroom includes a bathtub with shower over, contemporary fixtures, and a tiled finish for a clean, modern look.

Externally, the home benefits from a low-maintenance, beautifully landscaped rear garden, with a combination of lawn and paved patio, perfect for alfresco dining or summer relaxation. The front driveway provides convenient off-street parking, adding to the practicality of this charming residence.

Located close to a wealth of local amenities and with excellent access to Norwich and the A47, this property offers a rare opportunity to acquire a home that combines space, style, and convenience in one of the city's most desirable postcodes.

Agents Note

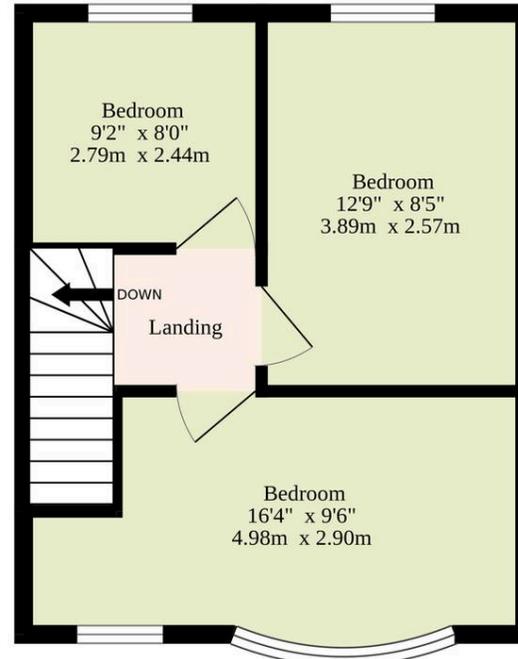
This property will be sold freehold and connected to mains water, electricity, gas and drainage.



Ground Floor
669 sq.ft. (62.2 sq.m.) approx.



1st Floor
359 sq.ft. (33.4 sq.m.) approx.



TOTAL FLOOR AREA : 1028 sq.ft. (95.5 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*.



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Meet *Rosie*
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Meet *Tristan*
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