



27 Livingstone Street, Norwich

Norwich



Minors & Brady

27 Livingstone Street

Situated just west of Norwich city centre, this well-presented mid-terrace home enjoys a peaceful setting on a quiet residential street. The property has been thoughtfully improved since 2017, including a modern kitchen fitted between late 2023 and early 2024, new carpets, and upgraded insulation to enhance comfort and energy efficiency. The ground floor offers a welcoming lounge, a separate dining room ideal for entertaining, and a contemporary kitchen connected to a practical utility room and bathroom. Upstairs, the sought-after over-the-passage design creates a more spacious first floor, allowing for two generous double bedrooms. The principal bedroom benefits from its own en-suite bathroom with a full bath, adding further convenience and privacy. Outside, the home features a low-maintenance front garden and a bisected rear garden with a shingled seating area, lawn, and timber shed, creating an appealing outdoor space for relaxing or gardening.

- Quiet residential street west of Norwich city centre
- Well-presented mid-terrace home with character typical of the area
- Modern kitchen installed between late 2023 and early 2024
- Spacious lounge and separate dining room ideal for entertaining
- Practical utility room and ground floor bathroom with full bath
- Desirable over-the-passage layout creating larger first-floor rooms
- Two generous double bedrooms
- Principal bedroom with private en-suite bathroom
- Energy efficiency improvements including insulation upgrades and a new boiler (2017)
- Bisected rear garden with courtyard seating area, lawn, and timber shed





M&B

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The Location

Set in the heart of Norwich, Livingstone Street (NR2) sits within the well-known Golden Triangle area, a neighbourhood popular for its character, community feel and easy access to the city centre. From here, the centre of Norwich can be reached on foot, making it convenient for work, shopping and dining, while everyday amenities are close at hand.

The surrounding streets are home to a range of independent cafés, local shops and traditional pubs. Nearby spots such as The Georgian Townhouse provide a relaxed place to eat or meet friends, while the historic Plantation Garden offers a quiet green space with terraces and walking paths, ideal for a short stroll away from the bustle of the city.

Public transport is also easily accessible, with regular bus services running through the area and connecting to the wider city. From the centre of Norwich, rail services run to major destinations including Cambridge and London, making the location practical for commuters as well as those who travel regularly. Combined with the nearby parks, independent businesses and everyday conveniences, Livingstone Street offers a well-balanced setting for city living.



27 Livingstone Street

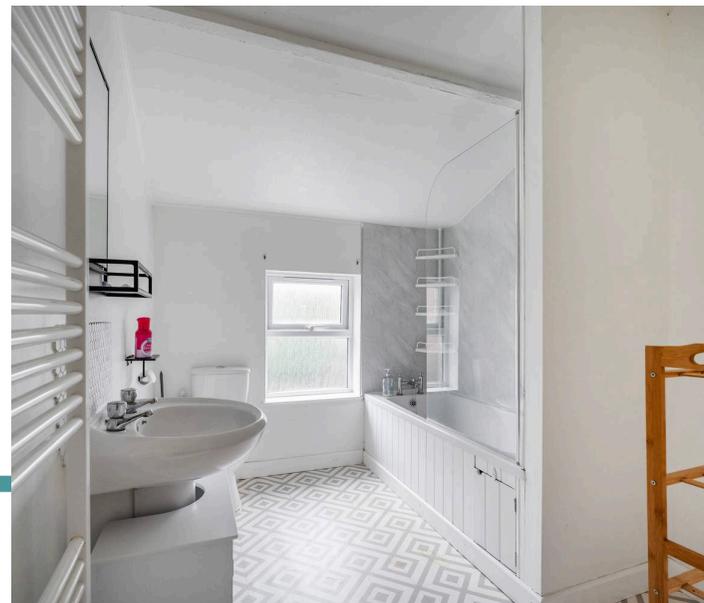
Livingstone Street, Norwich

Situated to the west of Norwich and within close proximity of the city centre, this well-presented mid-terrace home enjoys a peaceful position on a quiet residential street with minimal traffic, making it an attractive option for buyers seeking convenience alongside a calm setting. The property has been extensively improved since 2017, with thoughtful updates throughout that enhance both comfort and practicality while maintaining the character typical of homes in this part of the city.

The accommodation on the ground floor is both versatile and well arranged. A welcoming lounge sits to the front of the property and provides a comfortable space for relaxation, while a separate dining room offers an ideal setting for entertaining or family meals.

To the rear of the property is a modern kitchen, which was newly fitted between late 2023 and early 2024, providing a fresh and contemporary space for cooking. The kitchen connects conveniently to a utility room/bathroom, enhancing the functionality of the home. The bathroom features a full bath adds further practicality to the ground floor layout.

Upstairs, the property benefits from a full over-the-passage design, meaning the entire width of the property extends over the neighbouring passageway. This sought-after feature allows for larger than average rooms upstairs, and the home offers two generous double bedrooms. The principal bedroom benefits from its own en-suite bathroom with a full bath, while the second bedroom is also spacious and well proportioned.



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The additional space created by the over-the-passage layout significantly enhances the feeling of openness on the first floor.

The home has seen a number of energy-efficiency and comfort improvements, including new internal insulation added to several ground-floor walls and insulated party walls within the loft space. A new boiler and full gas central heating system were installed in 2017, ensuring efficient heating throughout the property.

In addition, new carpets were fitted between 2023 and 2024, complementing the updated interior and contributing to the home's well-maintained presentation.

Externally, the property features a low-maintenance front garden with on-road parking available. To the rear, the garden is bisected, beginning with a shingled courtyard seating area that leads to a mainly lawned garden bordered by shrubs, creating a pleasant outdoor space with room for relaxation or gardening. A timber shed provides useful external storage.

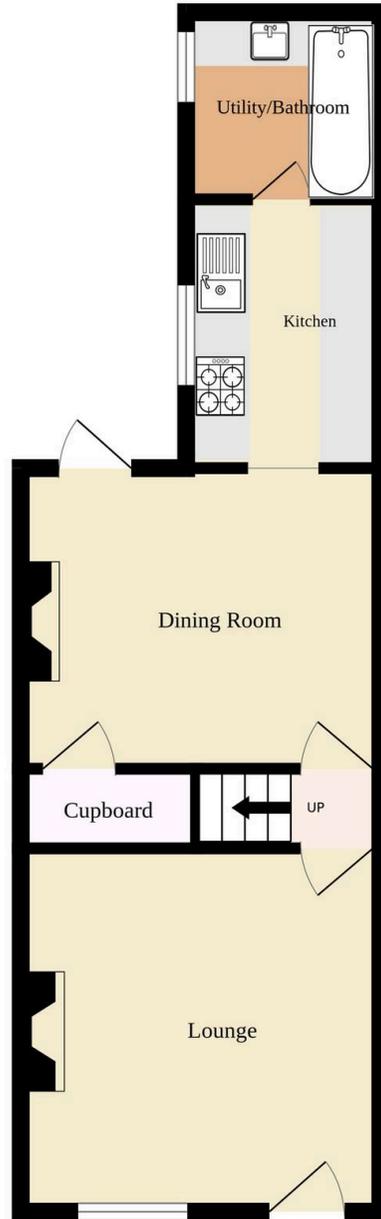
Agents Note

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

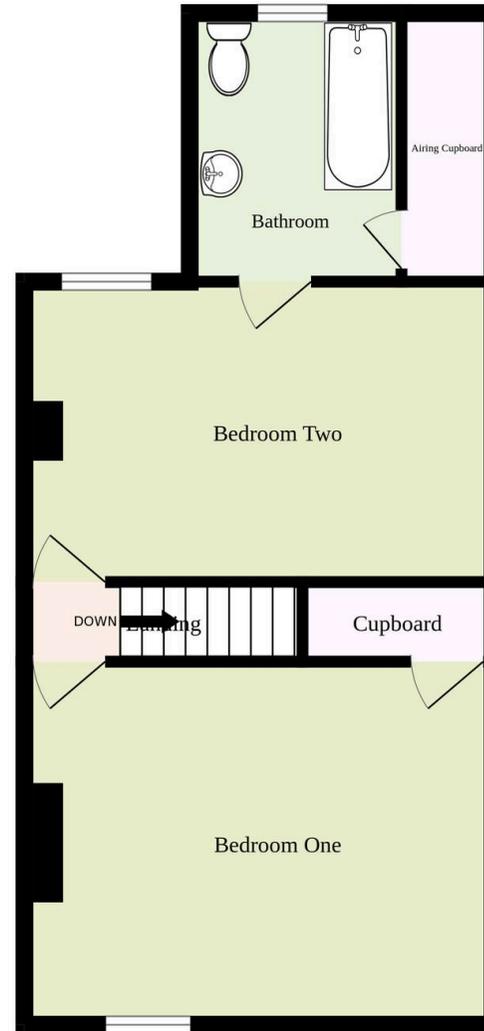
The vendor has advised that on-street parking is available without the need for a permit. The property also benefits from a bisected garden, fenced on either side of a pathway, and access to the rear via a shared passageway. All prospective buyers are advised to carry out their own due diligence prior to purchase to ensure they are satisfied with and confident in the parking arrangements.



Ground Floor



1st Floor



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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Minors & Brady
Your home, our market

 norwich@minorsandbrady.co.uk

 01603 365085

 107 Unthank Road, Norwich, NR2 2PE

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