



48 Churchill Road, Norwich
Norwich



Minors & Brady

48 Churchill Road

Occupying a slightly raised position, this appealing mid-terrace home presents a comfortable and well-organised interior across two levels. The layout offers a versatile arrangement with multiple living areas and the benefit of bathroom facilities on both floors. Generous proportions throughout create a sense of space that works well for everyday living as well as hosting visitors. The rear of the property forms a bright and practical hub, with direct access leading outside. Upstairs, two spacious bedrooms provide comfortable accommodation with room for storage and furnishings. A second washroom on this level adds further convenience for day-to-day life. To the rear, the private garden offers a pleasant setting to relax or enjoy the outdoors.

- Elevated mid-terrace position offering an attractive street presence
- Two well-proportioned bedrooms
- Two versatile reception rooms
- Extended kitchen to the rear of the property
- Skylight providing additional natural light to the kitchen
- Ground floor bathroom with contemporary shower design
- Additional first-floor shower room for added convenience
- Patio doors opening directly onto the rear garden
- Enclosed garden with established planting and greenery





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The Location

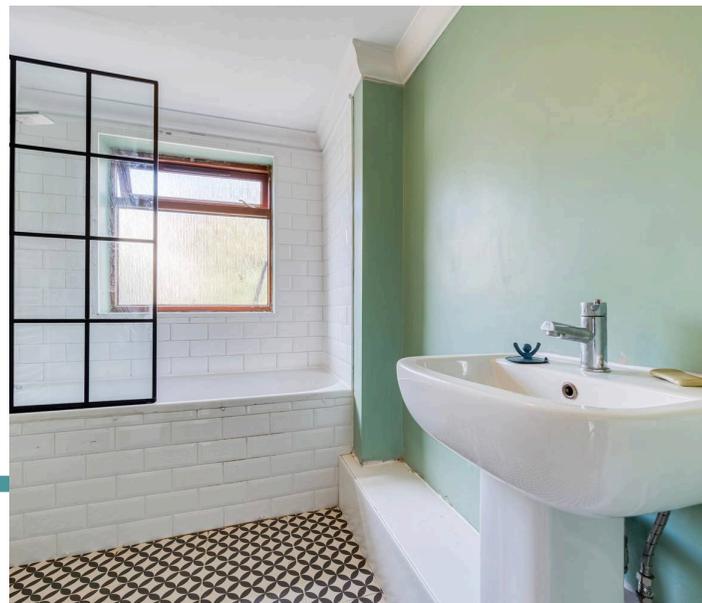
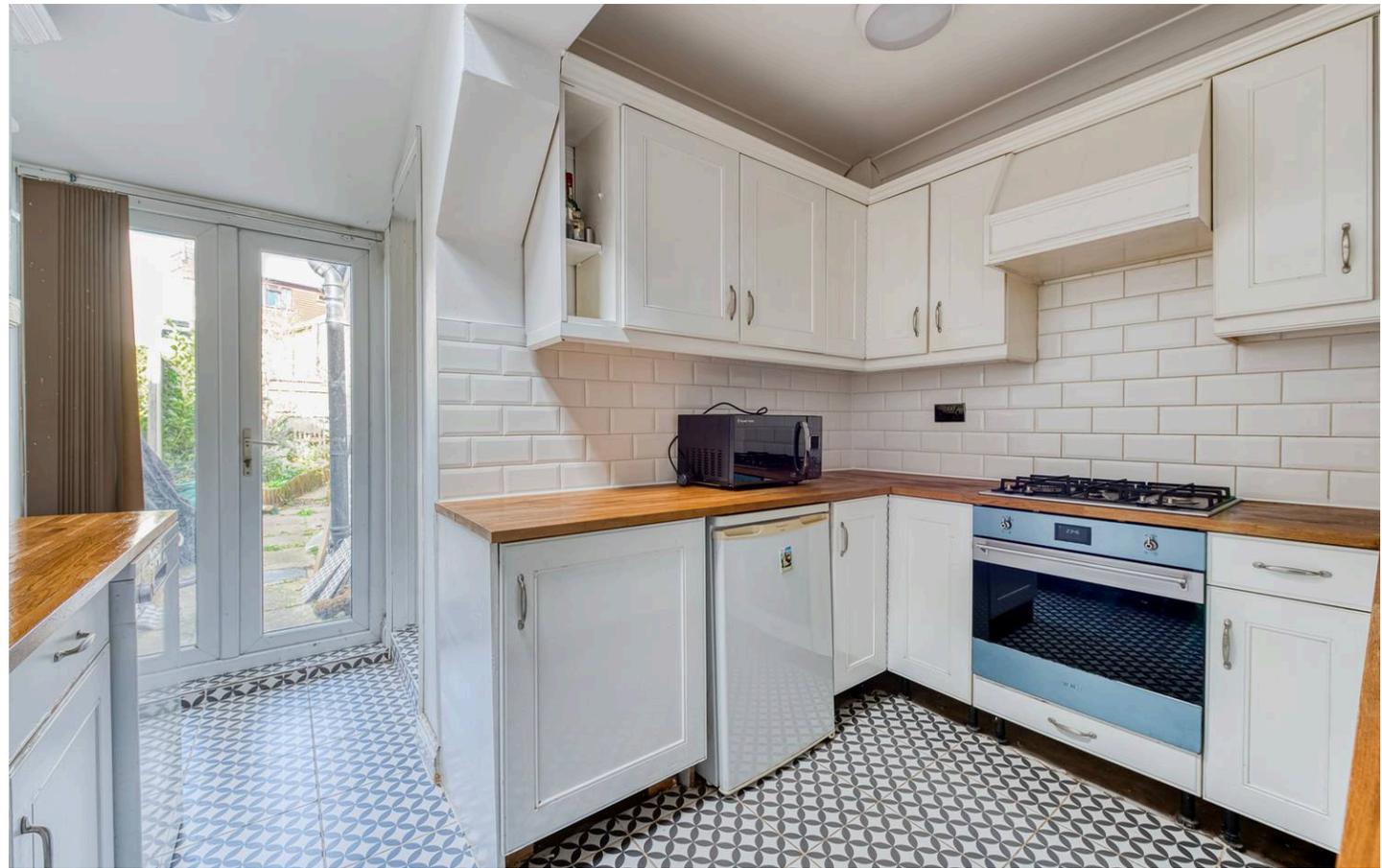
Churchill Road sits within a settled residential neighbourhood in the north-eastern part of Norwich, known for its traditional terraced housing and strong local community feel. The area is popular with families, professionals, and long-term residents who appreciate its quiet streets while still being close to the city centre.

Residents benefit from a range of everyday amenities within walking distance. Among the nearby social spots is The Stanley, a well-known local pub that acts as a casual meeting point for people in the neighbourhood. There are also independent takeaway options nearby, including a local fish and chip shop, providing convenient food choices for residents.

The location also benefits from easy access to green space. Mousehold Heath is just a short distance away and is one of the city's most popular outdoor areas, offering walking trails, open heathland, and panoramic views over Norwich. In addition, the nearby River Wensum provides scenic riverside walks and contributes to the area's relaxed character.

Transport connections are another advantage of living on Churchill Road. Regular bus services run through the surrounding streets, providing convenient links into the centre of Norwich where residents can access a wide range of shops, restaurants, markets, and cultural attractions.

Altogether, Churchill Road offers a comfortable residential setting that balances quiet neighbourhood living with convenient access to local pubs, takeaways, parks, and the wider amenities of Norwich.



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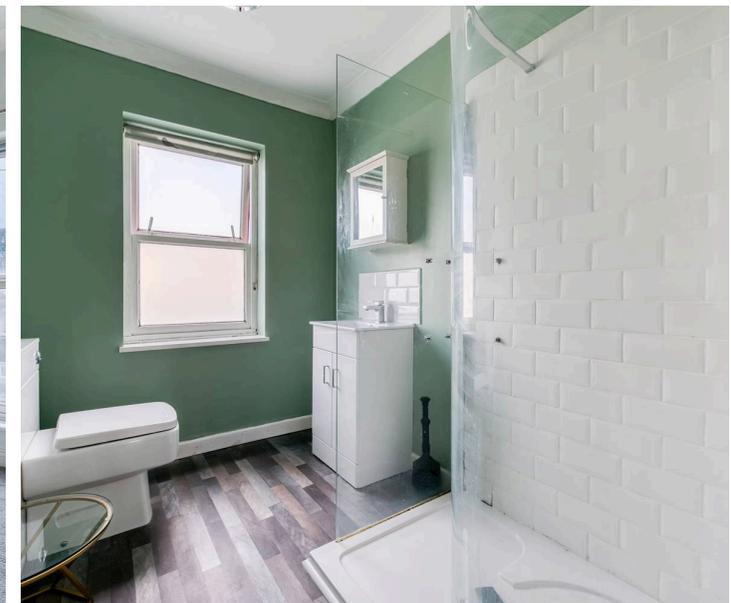
Churchill Road, Norwich

Set slightly elevated from the street, this attractive mid-terrace property offers a welcoming first impression and a well-balanced layout that suits both everyday living and entertaining. A terracotta and black tiled walkway leads up to the front door, enhancing the property's character and providing a distinctive entrance to the home.

With two bedrooms, two reception rooms and two bathrooms arranged across two floors, the house offers practical and flexible accommodation within a sought-after NR3 setting.

Inside, the ground floor begins with a bright living room positioned at the front of the property. Its well-proportioned layout makes it an inviting space to relax, while the elevated stance allows light to filter through the front window. Beyond this is a separate dining room, providing a dedicated space for meals or entertaining guests and offering a natural connection through to the kitchen.

The extended kitchen sits to the rear of the home and has been designed to be both functional and visually appealing. Patterned flooring creates a striking base to the room, complemented by a neutral kitchen design that keeps the overall look light and contemporary. A tiled backsplash adds a practical and stylish finish, while a skylight above helps bring in additional light.



48 Churchill Road

Patio doors open directly to the rear garden, allowing the kitchen to flow easily into the outdoor space during warmer months.

A lobby area leads to the ground floor bathroom, which features matching flooring that continues the cohesive design feel of the interior. The bathroom also benefits from a modern shower with a Crittall-style design shower screen, creating a subtle industrial touch while maintaining a clean and elegant look.

Upstairs, the first-floor landing provides access to two generously sized bedrooms, both with balanced proportions that allow for comfortable bedroom furniture and storage. Also located on this floor is a separate shower room, adding further practicality to the home and providing convenience for busy households.

Outside, the enclosed rear garden offers a private outdoor retreat. It features established flower beds and shrubs that bring colour and greenery throughout the seasons, creating a pleasant environment for relaxing or gardening. The garden's enclosed design provides a sense of privacy, while permit parking is available to the front of the property.

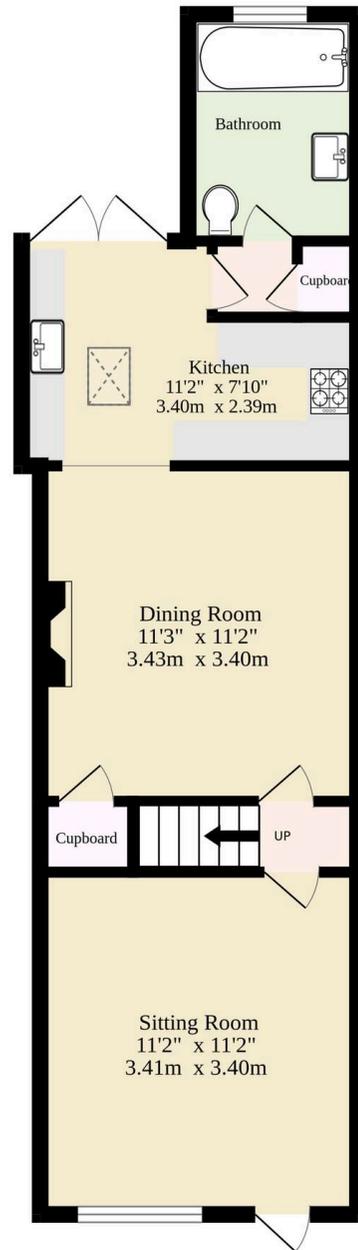
Agents Note

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

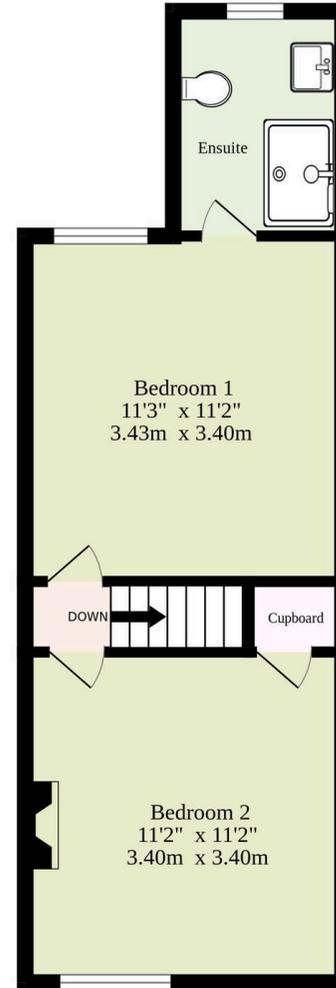
Prospective buyers must conduct their own due diligence regarding permits and relevant approvals.



Ground Floor
434 sq.ft. (40.3 sq.m.) approx.



1st Floor
325 sq.ft. (30.2 sq.m.) approx.



TOTAL FLOOR AREA : 759 sq.ft. (70.5 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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