



82 Mornington Road, Norwich  
Norwich



Minors & Brady



## 82 Mornington Road

Norwich, Norwich

Built in 1903 and set within the ever-popular Golden Triangle, this beautifully presented bay-fronted terrace offers a well-balanced mix of period character and thoughtful modern updates. The home has been carefully maintained and improved, with features such as working fireplaces and new sash windows sitting comfortably alongside a modern kitchen and bathroom.

With a larger-than-average rear garden and a layout that includes a separate study, the property is well-suited to those seeking both charm and practicality within a highly regarded Norwich location.



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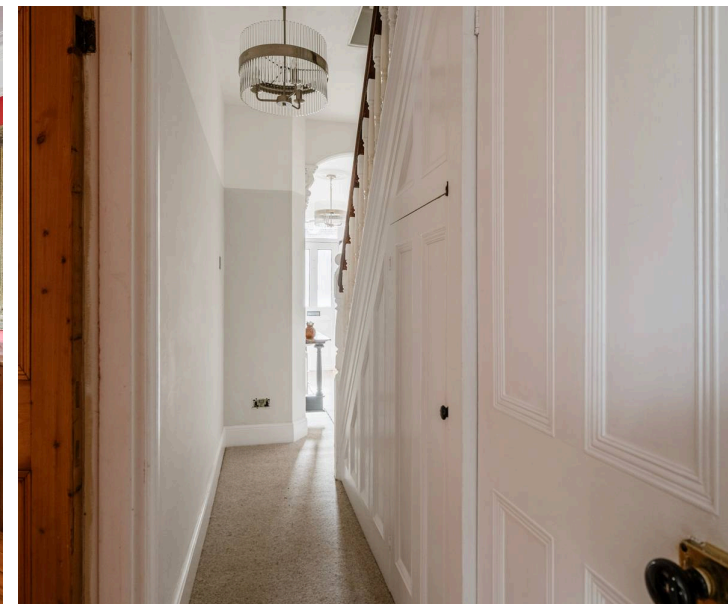
# 82 Mornington Road

Norwich, Norwich

- Beautifully presented bay fronted terrace in the sought after Golden Triangle
- Separate lounge and dining room, both with working fireplaces
- Modern fitted kitchen with access through to a rear lobby and laundry area
- Two generous double bedrooms plus separate study or home office
- Contemporary family bathroom with separate bath and shower
- New sash windows enhancing the character and overall finish
- Larger than average rear garden offering excellent outdoor space
- Well balanced layout combining period features with modern upgrades
- Highly desirable NR2 location within easy reach of local amenities, cafes and transport links

Council Tax band: B

Tenure: Freehold



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# 82 Mornington Road

Norwich, Norwich

## Location

Situated within the highly sought-after Golden Triangle area of Norwich, Mornington Road enjoys a prime residential setting just to the west of the city centre. This popular location is known for its character homes and strong community feel, with a wide selection of independent cafés, pubs, and local shops found along nearby Unthank Road and Earlham Road. The property is also well placed for access to highly regarded schooling, University of East Anglia, and Norfolk and Norwich University Hospital.

The city centre itself offers an extensive range of retail, dining, and cultural attractions, alongside excellent transport links, making this an ideal location for those seeking both convenience and a vibrant lifestyle.

## Mornington Road

Stepping inside, the entrance hall leads through to the main reception spaces. The lounge is positioned to the front, featuring a bay window that draws in natural light, along with a working fireplace that adds to the character of the room. Continuing through the home, the dining room provides a second reception space, also with a working fireplace, and benefits from double doors opening directly out to the garden, creating an easy connection between indoor and outdoor living.





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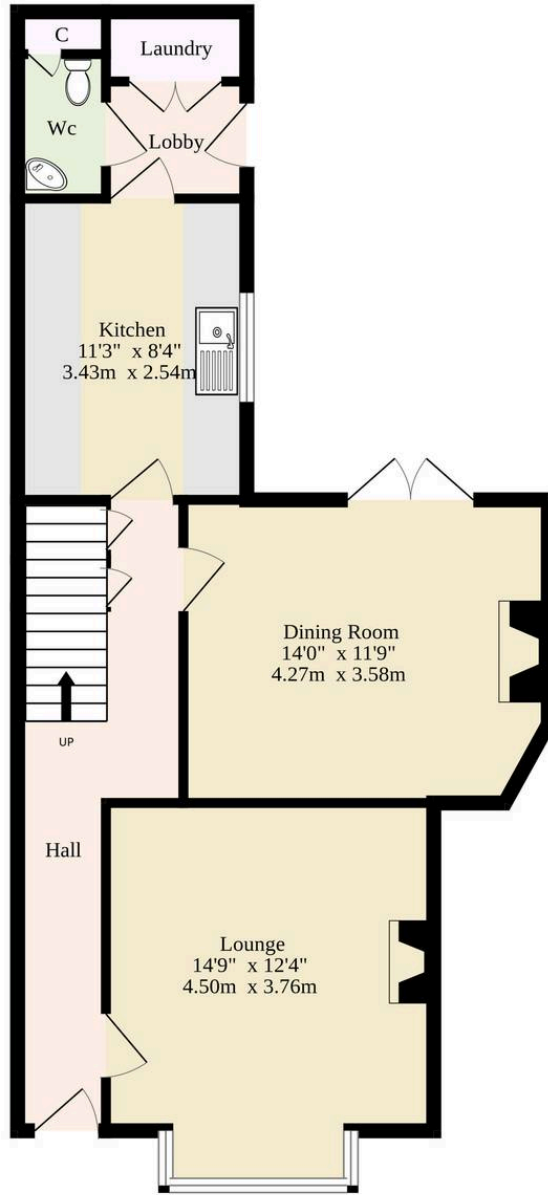
The kitchen is positioned beyond and fitted with a range of modern units and worktop space, designed to support day to day living. This area leads through to a rear lobby, where a ground floor WC and a separate laundry space are located, adding a level of practicality often sought in homes of this age. Upstairs, the landing provides access to two generous double bedrooms, a separate study or home office, and the family bathroom. The principal bedroom benefits from a spacious walk in wardrobe, offering excellent storage without compromising on bedroom space. The second bedroom is also well proportioned, while the additional room provides flexibility for working from home or occasional use. The bathroom is fitted with both a bath and separate shower, finished in a modern style to complement the rest of the home.

Externally, the property benefits from a larger than average rear garden, providing a great space for outdoor seating, gardening, or entertaining. Positioned within easy reach of local amenities, independent cafes, and transport links, this is a home that combines character, location, and everyday usability in equal measure.





Ground Floor  
533 sq.ft. (49.5 sq.m.) approx.



1st Floor  
510 sq.ft. (47.4 sq.m.) approx.



TOTAL FLOOR AREA : 1043 sq.ft. (96.9 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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