



6 Paine Road, Norwich

Norwich

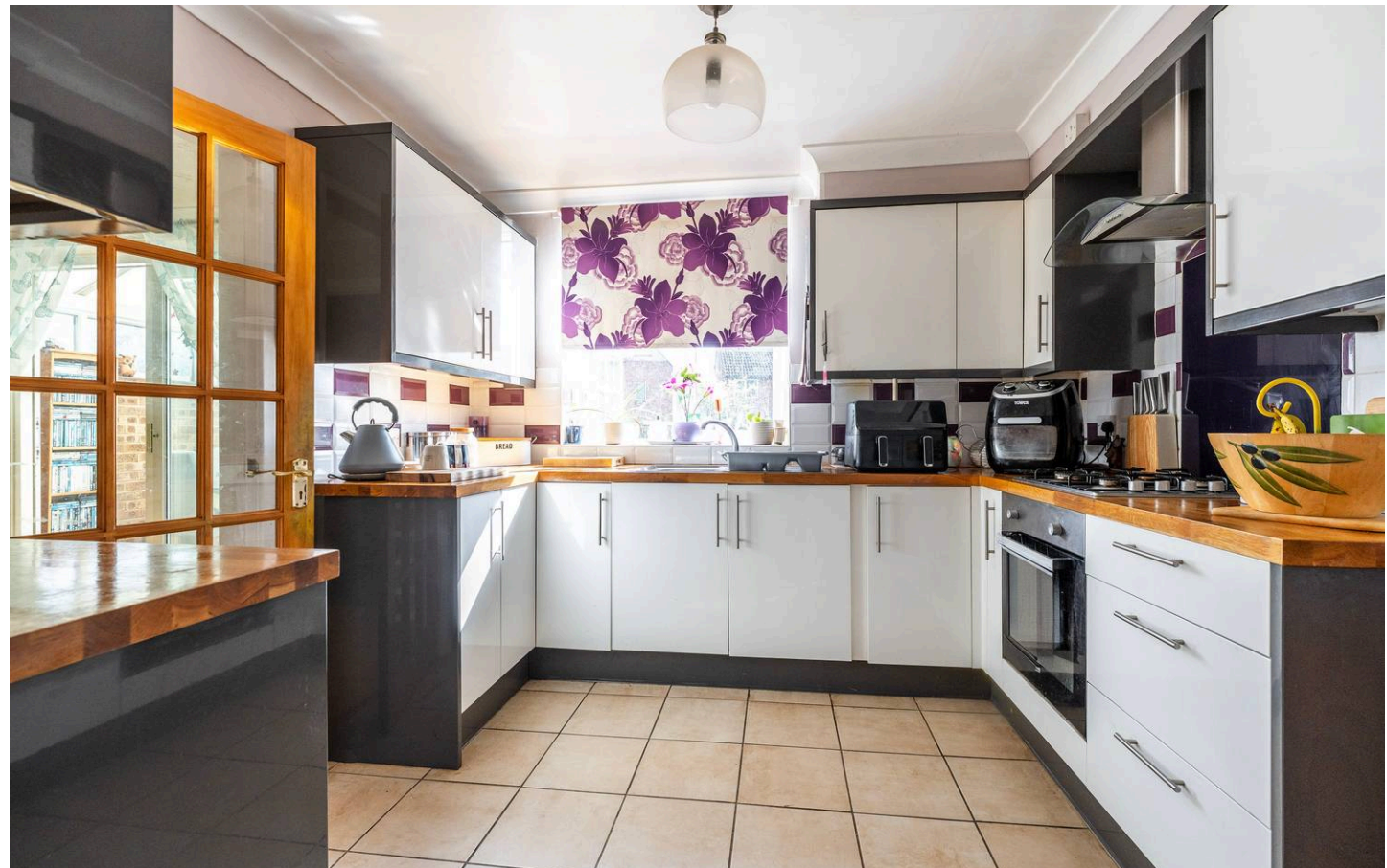


Minors & Brady

## 6 Paine Road

An extended semi-detached home offering a rare combination of space, versatility, and modern living. Light-filled and airy throughout, it effortlessly blends practical family living with stylish interiors. The property boasts flexible living areas that flow seamlessly to a conservatory overlooking a generous south-facing garden. Outside, the expansive garden, dual garages, and driveway provide both leisure and convenience. Upstairs, three comfortable bedrooms and a sleek shower room create a peaceful retreat for the whole family. Perfect for those seeking a ready-to-enjoy home with room to grow, this property offers warmth and potential. Early viewing is highly recommended to truly appreciate what's on offer.

- Extended semi-detached family home
- Spacious, light-filled lounge and separate dining room
- Modern kitchen with ample storage and work surfaces
- Conservatory overlooking a large south-facing garden
- Utility room and downstairs WC for added convenience
- Three well-proportioned bedrooms upstairs
- Contemporary shower room
- Expansive rear garden ideal for families and entertaining
- Driveway with off-road parking and two garages
- Double glazing and gas central heating throughout





M&B

## 6 Paine Road

### The Location

Paine Road, situated in the northeast of Norwich, is a peaceful residential street that combines a suburban feel with convenient access to the city centre. The area has a good selection of local shops, from convenience stores and small supermarkets to independent retailers, making everyday errands straightforward.

Families will appreciate the range of nearby schools, including Heartsease Primary Academy, St William's Primary School, and Falcon Junior School, with secondary education options at Open Academy and Notre Dame High School, catering to children of all ages.

Healthcare is easily accessible, with local GP practices, pharmacies, and clinics close by, while the Norfolk and Norwich University Hospital is just a short drive away for more comprehensive care.

Transport links are strong, with regular buses connecting residents to the city centre, nearby neighbourhoods, and the University of East Anglia, and the Norwich Ring Road nearby for easy car travel. For outdoor activities, the area offers local parks and green spaces, perfect for walking, cycling, or simply enjoying time outside.



## Paine Road, Heartsease

This beautifully extended semi-detached house offers a superb blend of space, style, and functionality, perfectly suited to families seeking a comfortable and versatile home.

Inside, the accommodation is bright and generously proportioned. The welcoming entrance hall leads to a spacious lounge and a separate dining room, ideal for entertaining or family meals. The modern kitchen is thoughtfully designed with ample storage, work surfaces, and integrated appliances, flowing seamlessly into a light-filled conservatory that overlooks the garden. A convenient utility room and downstairs WC complete the ground floor, offering both practicality and comfort.

Upstairs, three well-appointed bedrooms provide restful private spaces, complemented by a contemporary shower room. Each room is naturally bright, with views over the front or rear of the property, making it an ideal family retreat.

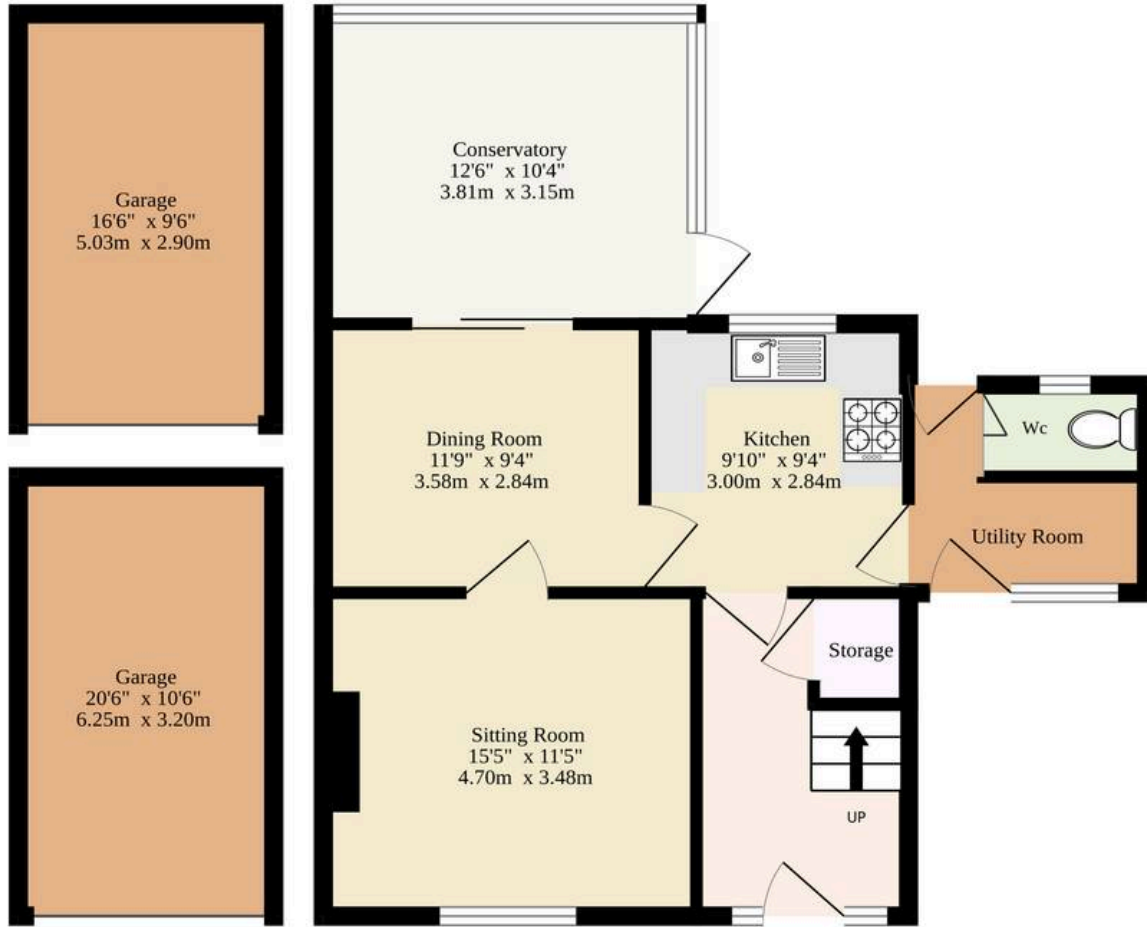
Externally, the property stands out with a large south-facing rear garden, perfect for relaxing, playing, or entertaining in the sun. The home also benefits from a driveway with off-road parking, side access, and two spacious garages, adding significant practical value. The mature front garden adds to the curb appeal, completing a home that balances charm, space, and functionality.

### Agents Note

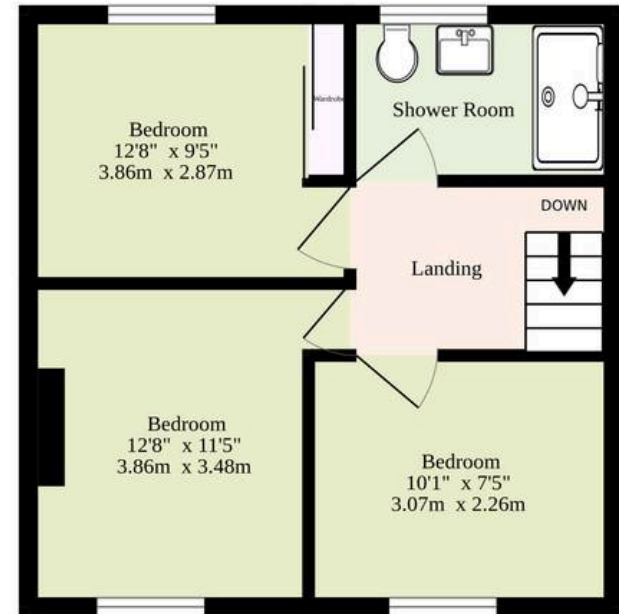
This property will be sold freehold and connected to mains water, electricity, gas and drainage.



**Ground Floor**  
1023 sq.ft. (95.0 sq.m.) approx.



**1st Floor**  
464 sq.ft. (43.1 sq.m.) approx.



Including Garages

**TOTAL FLOOR AREA : 1487 sq.ft. (138.1 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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wroxham@minorsandbrady.co.uk



01603 783088



6 Church Road, Wroxham, Norwich, NR12 8UG

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