



30 Dolphin Road, Norwich

Norwich



Guide Price **£300,000**
Minors & Brady

30 Dolphin Road

Norwich, Norwich

Guide Price Of £300,000-£325,000 Set within the ever-popular NR5 postcode of Costessey, this well-presented and versatile home offers an excellent opportunity for first-time buyers, families, and investors alike. The property combines generous living space with a practical layout, creating a comfortable and modern home. Bright and welcoming throughout, with well-proportioned rooms suited to both everyday living and entertaining, it also benefits from a quiet residential setting while remaining close to local amenities, transport links, and key employment hubs.

- Guide Price of £300,000-£325,000
- Spacious and well-proportioned accommodation throughout
- Bright and airy living room with ample natural light and bi-fold doors
- Modern fitted kitchen with generous storage and worktop space
- Comfortable bedrooms suitable for families or home working
- Private rear garden ideal for relaxing or entertaining
- Quiet residential setting in a popular location
- Excellent access to A47, UEA, and hospital
- Close to local amenities, schools, and transport links





M&B

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Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



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This attractive property offers a well-balanced layout designed for both comfort and practicality. Upon entering, you are welcomed into a bright and inviting living space, perfect for relaxing or hosting guests. Large bi-folding doors allow natural light to fill the room, creating a warm and homely atmosphere.

The kitchen is thoughtfully designed with a range of fitted units, providing ample storage and workspace for everyday cooking. Its layout makes it both functional and sociable, with potential for dining or further enhancement depending on your needs.

Upstairs (or throughout, depending on layout), the property boasts well-sized bedrooms that can easily accommodate family living, guest space, or a home office setup ideal in today's flexible working environment. The bathroom is fitted with a modern suite, offering both style and convenience.

Externally, the property benefits from a rear garden, providing a great space for outdoor dining, gardening, or simply unwinding. To the front (or side), off-road parking adds to the overall practicality of the home.

Overall, this property represents a fantastic opportunity to secure a home in a well-connected and desirable area.

Whether you are looking to step onto the property ladder, expand your living space, or invest in a strong rental location, this home ticks all the right boxes.

Agents Note

Service charge to be paid directly to Greenbelt - £296.76 per year.



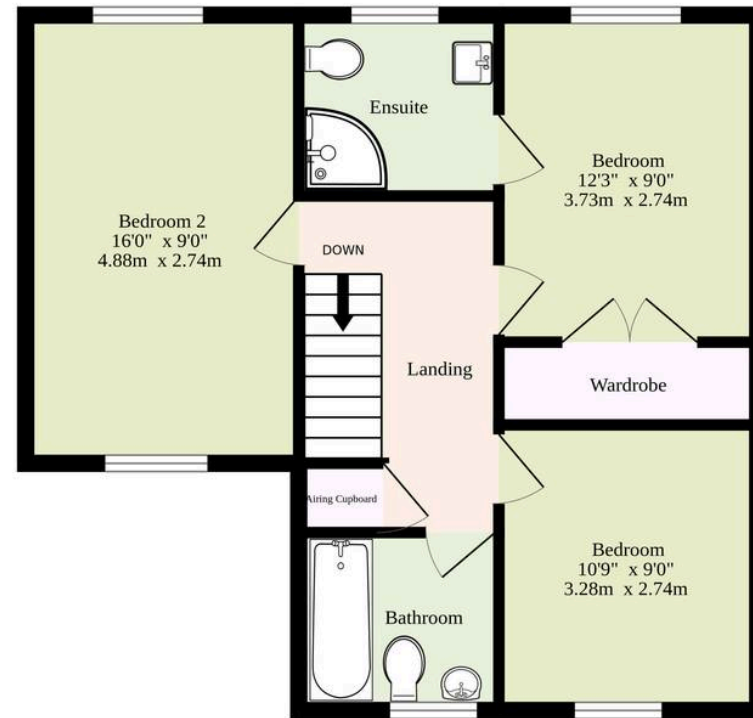
Guide Price Of £300,000-£325,000 Set within the ever-popular NR5 postcode of Costessey, this well-presented and versatile



Ground Floor
622 sq.ft. (57.8 sq.m.) approx.



1st Floor
529 sq.ft. (49.1 sq.m.) approx.



TOTAL FLOOR AREA : 1151 sq.ft. (106.9 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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Meet *Liam*
Branch Manager



Meet *Nagilla*
Aftersales Team Leader



Meet *Tristan*
Senior Property Lister

Minors & Brady
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