



73

73 Northumberland Street, Norwich

Norwich



Minors & Brady

## 73 Northumberland Street

A superbly bright and versatile semi-detached home, perfectly suited to modern shared living. This naturally light hall-entrance property is well presented throughout and ideal for students, professionals or sharers. At its heart is a generous communal reception room, ideal for relaxing or socialising, complemented by a modern, well-planned kitchen and a convenient ground-floor WC. The accommodation comprises three well-proportioned double bedrooms and a family bathroom. A large rear garden provides excellent outdoor space for warmer months. Ideally located close to key amenities and both UEA and NUA, this property offers space, comfort and convenience in equal measure.

- Bright and spacious semi-detached hall-entrance home
- Well suited to students, professionals, or sharers
- Generous communal reception room ideal for social living
- Modern, well-planned kitchen with ample storage and workspace
- Convenient ground-floor WC
- Three well-proportioned double bedrooms
- Family bathroom serving the upper floor
- Large rear garden, ideal for relaxing and entertaining
- Excellent location close to UEA, NUA, and local amenities





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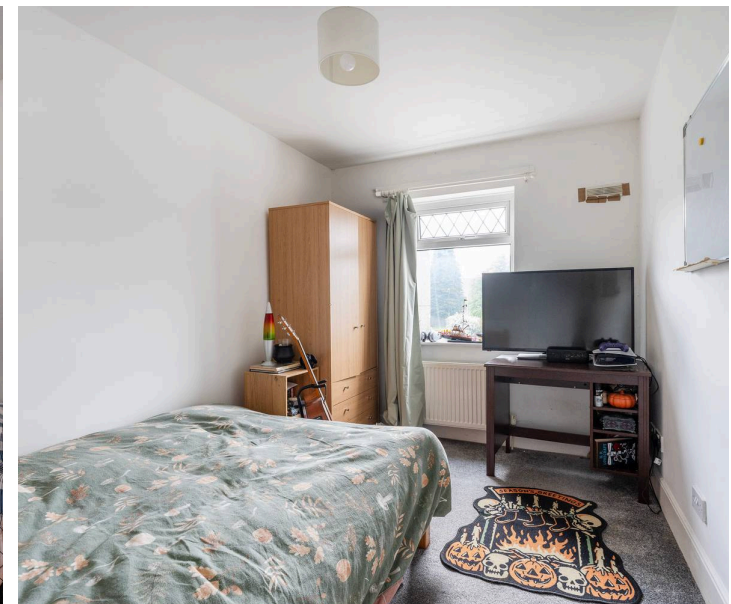
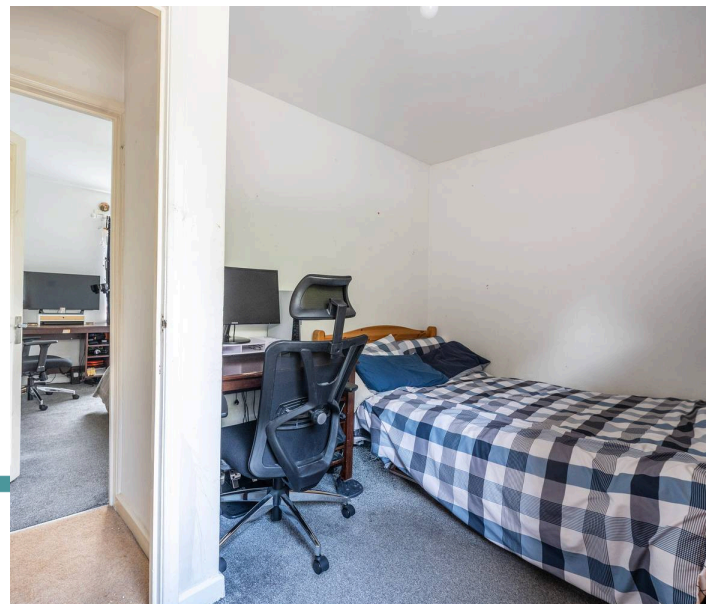
## The Location

Situated on Northumberland Street, this property enjoys a superb position at the heart of one of Norwich's most vibrant and well-connected neighbourhoods. The city centre is comfortably reachable on foot in around ten minutes, placing a wealth of independent shops, award-winning restaurants, traditional pubs and artisan cafés right on your doorstep. Norwich Market, one of the city's most iconic and longstanding features, offers an ever-changing mix of street food, fresh produce and local traders, adding to the lively city atmosphere.

Everyday convenience is well catered for, with Chantry Place and Castle Quarter close by, providing a wide selection of high-street retailers, gyms, cinemas and leisure facilities. Local supermarkets, pharmacies and other essential amenities are all within easy reach, making day-to-day life refreshingly straightforward whether you're commuting, studying or working locally.

For those who appreciate outdoor space, the location is particularly appealing. The River Wensum lies at the end of the road, offering scenic riverside walks, running routes and cycling paths. Several of Norwich's much-loved green spaces are nearby, including Wensum Park, Waterloo Park, Heigham Park and Mousehold Heath, providing a variety of landscapes for relaxation, recreation and enjoying nature throughout the year.

Transport links are excellent, with regular bus services close at hand offering quick and easy access across the city and surrounding areas. Norwich Railway Station is also within easy reach, providing direct rail connections to London Liverpool Street in under two hours as well as links to Cambridge and the wider region. This combination of city convenience, green spaces and strong transport connections makes Northumberland Street a highly desirable place to live.



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## Northumberland Street, Norwich

This naturally light and spacious hall-entrance end-terrace home offers flexible accommodation well suited to a wide range of occupants, including students, professionals and sharers alike. Well presented throughout, the property combines comfortable living space with practical features, making it an appealing and versatile home.

At the heart of the property is a generous communal reception room, providing an inviting space to relax, socialise or unwind after a busy day. The modern kitchen is well laid out and functional, offering ample storage and preparation space, ideal for everyday use. A ground-floor WC adds further convenience, particularly for shared living.

The accommodation includes three well-proportioned double bedrooms, offering comfortable and adaptable spaces that work equally well as bedrooms, home offices or study areas. The property also benefits from a family bathroom, serving the upper floor.

Externally, the home enjoys a large, enclosed walled rear garden, providing excellent privacy and a peaceful outlook as it backs directly onto parkland. This generous outdoor space is ideal for relaxing, entertaining, or enjoying warmer months. The garden also features a substantial outbuilding, offering excellent potential as a home office, studio, gym or additional storage, adding valuable flexibility to the property.

### Agents Note

The property is held under a freehold title. Certain parts of the building either extend over or rely upon adjoining and shared areas (flying freehold). The title includes legal rights to use a pedestrian passageway and rights of access over neighbouring land.

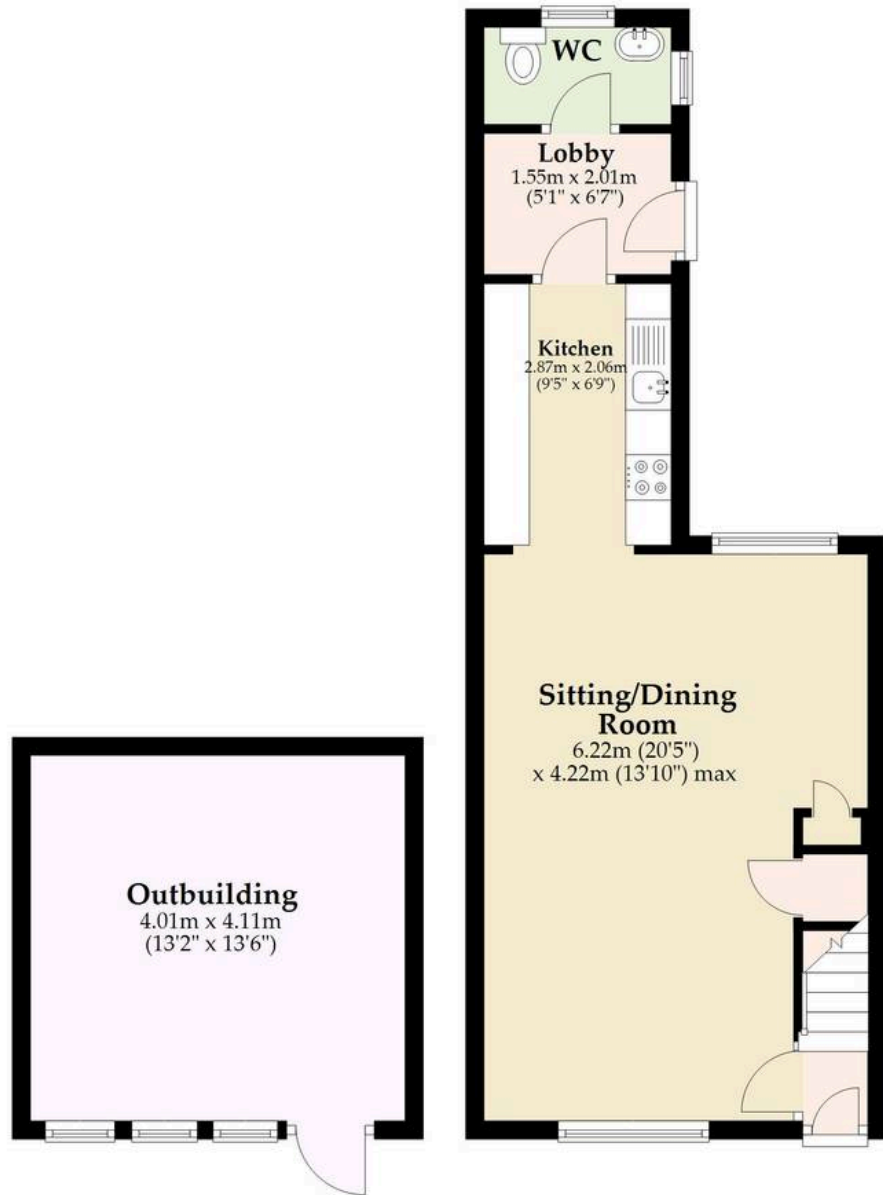
Connected to mains water, electricity, gas and drainage.



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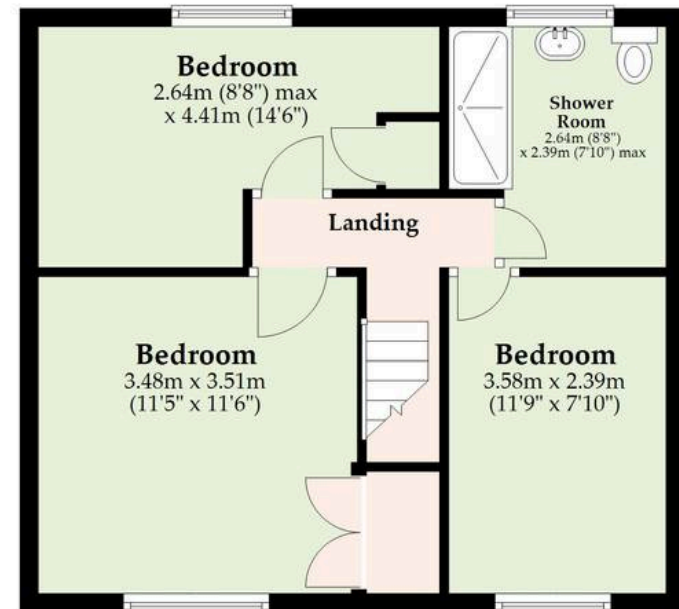
## Ground Floor

Approx. 53.7 sq. metres (578.0 sq. feet)



## First Floor

Approx. 43.2 sq. metres (464.5 sq. feet)



Total area: approx. 96.9 sq. metres (1042.5 sq. feet)

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.

Plan produced using PlanUp.

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