



145 Beaconsfield Road, Norwich

Norwich



Minors & Brady

# 145 Beaconsfield Road

Steeped in Victorian elegance yet thoughtfully finished for modern living, this beautifully presented terrace makes an immediate and memorable impression. A traditional tiled walkway leads to the striking blue front door, setting the tone for the character and charm found within. Inside, high ceilings, decorative ceiling roses, and coving combine with a bright bay-fronted living room to create an inviting atmosphere. The layout flows effortlessly into a separate dining area, ideal for both everyday life and entertaining. A sleek, modern galley-style kitchen with tiled backsplash provides a practical and stylish hub of the home. Upstairs, two generous double bedrooms are complemented by an adjoining rear shower room finished with contemporary tiling and a heated towel rail. Completing the property is a private, well-maintained rear garden, offering a peaceful outdoor space close to the heart of the city.

- Attractive Victorian terrace rich in original character and timeless appeal
- Traditional tiled walkway leading to a striking blue front door with classic black and terracotta tiling
- High ceilings with ornate ceiling roses and coving enhancing the sense of space and period charm
- Separate dining area, ideal for entertaining and everyday living
- Modern galley-style kitchen with sleek units and a stylish tiled backsplash
- Two well-proportioned double bedrooms on the upper floor
- Adjoining rear shower room featuring modern tiling and a heated towel rail
- Private, well-maintained rear garden, perfect for relaxing or hosting guests
- Excellent city access, offering the perfect balance of characterful living and urban convenience





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# 145 Beaconsfield Road

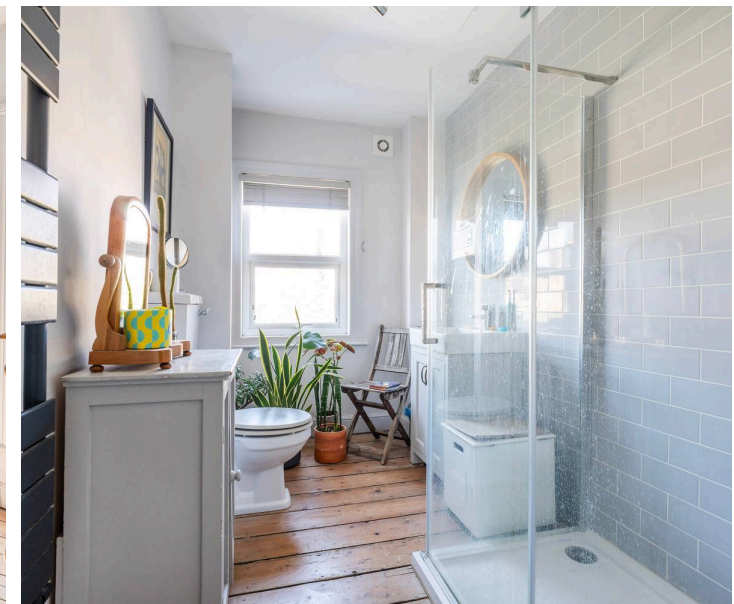
## The Location

Beaconsfield Road is positioned within a well-connected part of Norwich, offering easy access to the city centre and a wide range of everyday amenities. The area is known for its attractive period properties, tree-lined streets, and strong sense of community. Nearby, you'll find a variety of independent shops, cafes, and local pubs, along with supermarkets and good transport links.

Schools and parks are within easy reach, while Norwich Train Station and the Ring Road provide convenient routes for commuters and those exploring the wider Norfolk area. Mousehold Heath is also close by, providing open green space ideal for walking and leisure. The nearby Magdalen Street area offers a lively mix of vintage shops and international eateries, adding to the local charm. Altogether, it's a popular location for professionals, families, and first-time buyers alike.

## Beaconsfield Road, Norwich

This attractive Victorian terrace is rich in character and charm, offering a beautifully balanced mix of traditional features and modern comfort. A traditional tiled walkway leads to the striking blue front door, framed by classic black and terracotta tiling, a detail quintessential of Victorian terraces and setting an inviting first impression.



Inside, high ceilings, original ceiling roses, and ornate coving create a bright, welcoming feel, while the bay-fronted living space provides a warm and relaxing setting filled with natural light.

The layout flows naturally into a separate dining area, making it well suited for both everyday living and entertaining. The modern galley-style kitchen has been thoughtfully updated to suit contemporary needs, featuring sleek cabinetry and a tiled backsplash that adds both practicality and style, forming an efficient and sociable heart of the home.

A stylish ground-floor bathroom completes the lower level, finished with clean, contemporary detailing.

Upstairs, the home offers two well-proportioned double bedrooms, each retaining the charm and character expected of a period property while remaining versatile and functional. To the rear, an adjoining shower room serves the upper floor, finished with modern tiling and a heated towel rail, providing comfort and convenience with a refined finish. Generous storage throughout ensures the space remains practical as well as welcoming.

To the rear, the private garden has been designed as an inviting outdoor space, ideal for relaxing or entertaining. Well maintained and clearly cared for, this charming home offers a wonderful opportunity to enjoy period living with modern convenience, all within easy reach of the city.

#### Agents Note

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



## Ground Floor

Approx. 36.0 sq. metres (387.3 sq. feet)  
(excluding unnamed room)



## First Floor

Approx. 32.0 sq. metres (344.2 sq. feet)



Total area: approx. 68.0 sq. metres (731.4 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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