



120 St. Leonards Road, Norwich
Norwich



Minors & Brady

120 St. Leonards Road

It is rare for a ground floor flat to offer its own private garden, making this property a particularly attractive opportunity. This well-presented home provides a great balance of space, comfort, and practicality, ideal for a range of buyers. The bright and generously sized sitting room extends over 18ft and enjoys direct access to the rear garden, creating a seamless indoor-outdoor flow. A modernised kitchen offers a functional layout with ample storage, worktop space, and room for essential appliances. There are two well-proportioned double bedrooms, both versatile and suitable for a variety of uses. The contemporary bathroom is fitted with a stylish three-piece suite and finished with clean tiling. With the added benefit of permit parking and a convenient location close to local amenities and the city centre, this move-in-ready flat combines everyday ease with a sense of privacy.

- Rare private rear garden, ideal for outdoor living
- Ground floor position for easy access
- Spacious sitting room measuring over 18ft
- Direct patio door access to the garden
- Modern, well-equipped kitchen with ample storage
- Space for American-style fridge freezer and washing machine
- Agents Note

This property will be sold leasehold.

125 years from 6th March 1989

Ground Rent: £10 paid annually.

Service charge: £360 paid annually.

No allocated parking is available with the property however, the vendors have noted you can purchase a permit, for more details please contact the Norwich branch.



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The Location

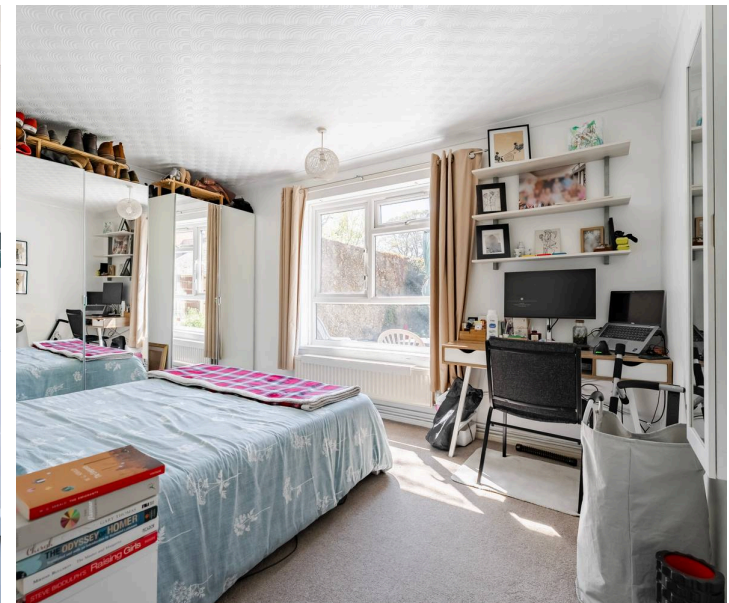
Norwich NR1 is a vibrant and historic area located in the heart of Norwich. This postcode covers much of the city centre and surrounding central districts, making it a key hub for culture, shopping, and everyday city life. It blends centuries of history with a lively modern atmosphere, where medieval streets and architecture sit alongside contemporary developments and amenities.

One of the defining features of the area is its close proximity to major landmarks such as Norwich Cathedral and Norwich Castle, both of which reflect the city's rich heritage and attract visitors year-round. The city centre also includes cultural and civic spaces like The Forum, which hosts events, exhibitions, a public library, and community activities, adding to the area's role as a social and cultural focal point.

Transport connections are a major advantage of NR1. Norwich railway station sits at the edge of the district and provides regular services to destinations including London Liverpool Street, with journey times often around 90 minutes. This makes the area particularly convenient for commuters and visitors alike, while local bus routes and walkable streets make it easy to get around the city centre itself.

The natural environment within and around NR1 also adds to its appeal. The nearby River Wensum offers scenic riverside walks that run through parts of the city, while green spaces such as Chapelfield Gardens and the more secluded Plantation Garden provide peaceful spots to relax, unwind, or enjoy outdoor activities just a short distance from the urban core.

Overall, NR1 stands out as a dynamic part of Norwich where history, culture, convenience, and green spaces come together, creating an area that feels both energetic and accessible while still retaining a strong sense of character and heritage.



St. Leonards Road, Norwich

This well-presented ground floor flat offers a great balance of space, comfort, and practicality, making it an appealing choice for a range of buyers. Positioned in a convenient location within easy reach of local amenities and the city centre, the property combines everyday accessibility with a sense of privacy and calm.

Inside, the home features a bright and generously proportioned sitting room measuring over 18ft in length. This inviting space benefits from natural light and direct access to the rear garden through patio doors, creating an easy flow between indoor and outdoor living.

The kitchen has been updated to provide a functional layout with a good range of storage and worktop space, along with room for essential appliances including a washing machine and American-style fridge freezer.

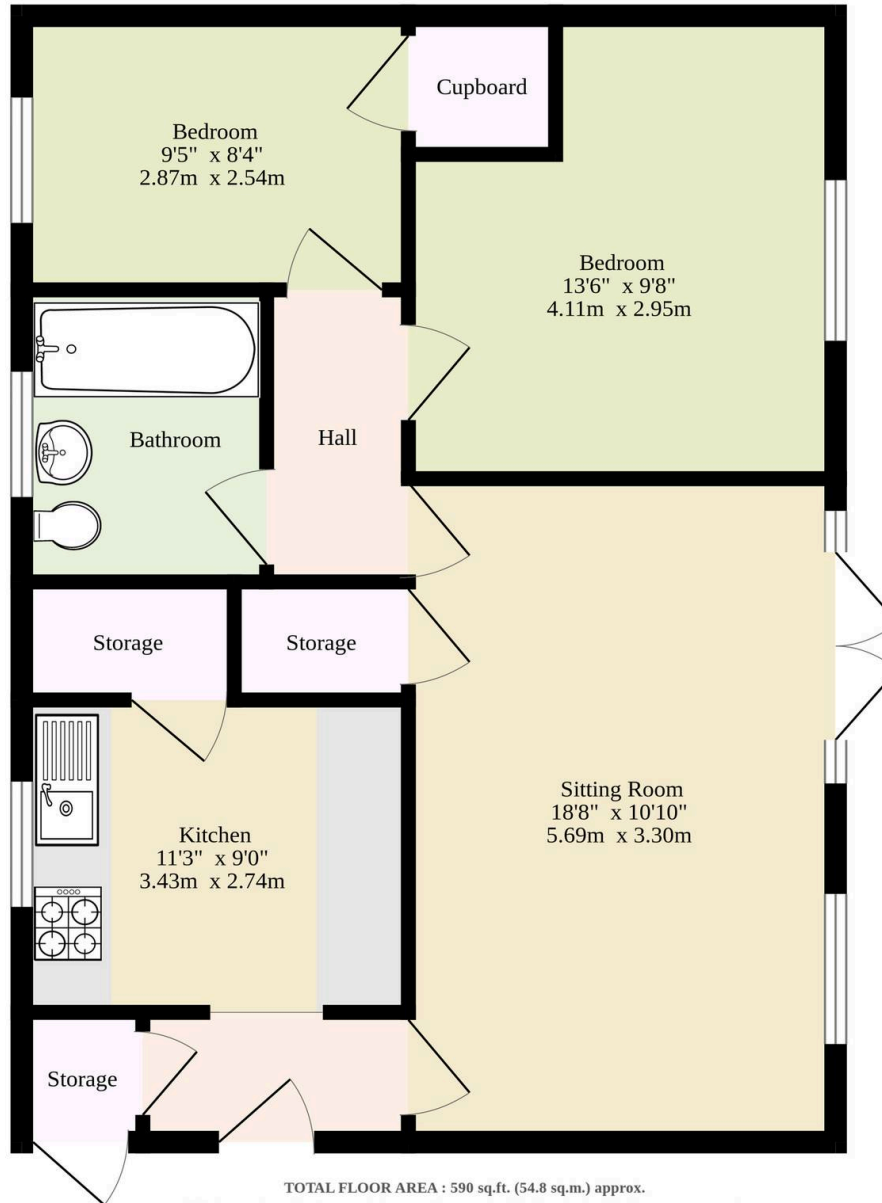
The property offers two well-sized double bedrooms, both comfortable and versatile, suitable for use as sleeping accommodation, a home office, or guest space. The bathroom has also been modernised and is fitted with a contemporary three-piece suite, finished with clean tiling and practical storage.

A particular highlight is the private rear garden. Mostly laid to lawn with a patio area, it provides a rare and valuable outdoor space for a property of this type, ideal for relaxing, entertaining, or gardening.

The vendor has also noted that a parking permit is available at a cost of approximately £60 per annum. Overall, this is a move-in-ready home offering well-proportioned living, outdoor space, and a highly convenient setting.



590 sq.ft. (54.8 sq.m.) approx.



TOTAL FLOOR AREA : 590 sq.ft. (54.8 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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