



37 Belvoir Street, Norwich

Norwich



Minors & Brady

37 Belvoir Street

Placed within a sought-after, character-rich setting, this over-the-passage terrace blends period charm with a confident, modern edge. A patterned patio and climbing foliage frame the entrance, setting the tone for interiors where original features, like ceiling roses add texture and quiet elegance. The layout flows naturally between distinct reception areas, offering both intimacy and sociability without compromise. Upstairs, the widened footprint delivers two genuinely comfortable double bedrooms, elevating the sense of space beyond the typical terrace. A refreshed bathroom with a bold orange accent brings personality, while the attic room introduces valuable flexibility for work or creativity. Completing the picture, a low-maintenance garden extends the living space outdoors, making this a home that feels as considered as it is characterful.

- Located within a highly desirable, characterful neighbourhood
- Over-the-passage design creating a wider, more generous upstairs layout
- Two well-proportioned double bedrooms with excellent natural light
- Elegant period features including ceiling roses adding charm and detail
- Flowing yet defined reception spaces ideal for both relaxing and entertaining
- Stylishly refurbished bathroom with a bold orange accent and neutral tiling
- Kitchen positioned to the rear with direct access to the garden
- Useful built-in storage helping maintain a clean, uncluttered feel
- Low-maintenance garden designed for easy outdoor living and dining
- Versatile attic room perfect for a home office, studio or hobby space





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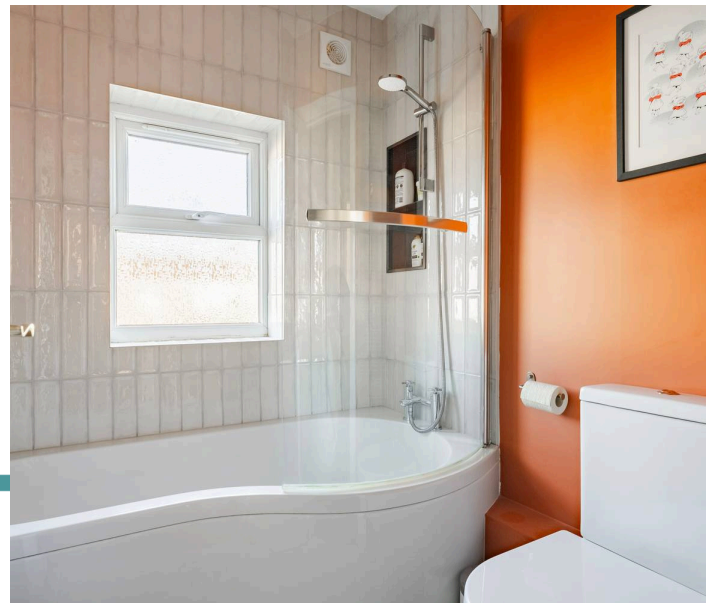
The Location

This well-situated residential area in Norwich is renowned for its charming Victorian terraces, tree-lined streets, and vibrant local culture. Located just west of the city centre, it offers excellent walkability, with the city itself just a short stroll away, alongside a variety of independent shops, cafés, and restaurants along nearby Unthank Road and Dereham Road.

Residents are particularly well served for dining, with popular local spots such as The Black Horse, just off Earlham Road, known for its excellent food, as well as Connaught Kitchen, both contributing to the area's strong community feel. Everyday conveniences are close at hand, including small supermarkets such as Co-op and Tesco Express, all within easy walking distance.

Families will appreciate the choice of well-regarded schools in the vicinity, including Recreation Road Infant School, Avenue Junior School, and Notre Dame High School. For healthcare, residents benefit from nearby GP surgeries and dental practices, with larger facilities like Norwich Community Hospital just a short drive away.

The area is well-served by public transport, with regular bus services providing easy links into the city centre, the University of East Anglia, and Norwich Railway Station, which connects to London, Cambridge, and other major destinations. The combination of character housing, strong local amenities, and excellent transport connections makes this a highly desirable location for professionals, families, and students alike.



37 Belvoir Street

Belvoir Stree, Norwich

Tucked away within a highly desirable and characterful neighbourhood, this charming over-the-passage terrace offers a wonderful blend of period features and practical living. The layout immediately feels welcoming, with distinct yet flowing reception spaces that provide flexibility for both relaxing and entertaining.

Original details add warmth and personality throughout, creating a home that feels both inviting and full of charm.

One of the standout advantages of an over-the-passage design is the naturally larger upstairs layout, and this home makes the most of that added space. Both bedrooms are comfortable doubles, offering generous proportions rarely found in similar properties.

The bathroom is thoughtfully positioned off the landing rather than on the ground floor, enhancing convenience, and has been refurbished with a distinctive orange hue complemented by neutral, stylish tiling for a modern yet characterful finish.

The kitchen sits to the rear and connects with the rest of the home, while also providing access to the garden. Storage has clearly been considered throughout, with useful built-in options that help keep the living spaces uncluttered and functional.



37 Belvoir Street

Outside, the property benefits from a great garden space, designed for low maintenance while still offering an ideal spot for outdoor dining or relaxing. It's a versatile extension of the home, perfect for enjoying warmer months.

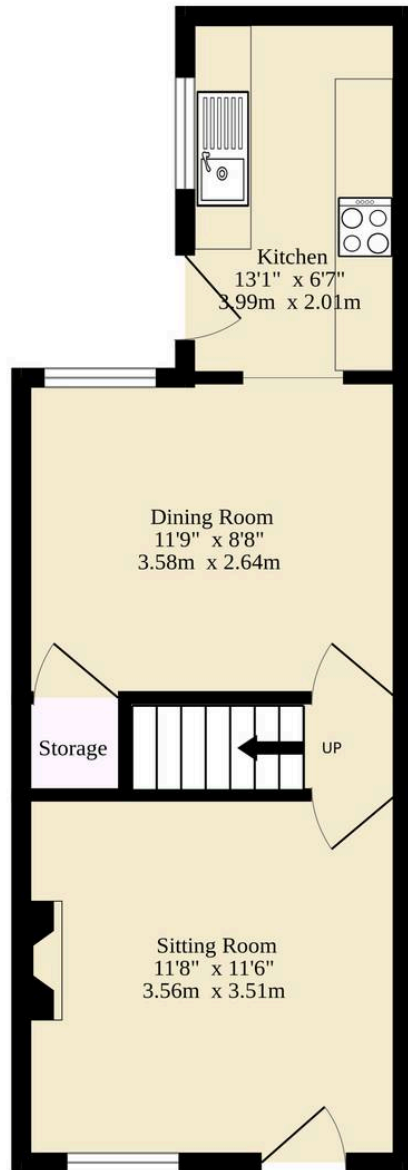
Adding further appeal is the attic room, which provides a flexible additional space that could be used as a home office or hobby room. Overall, this is a well-balanced home that combines character, practicality and versatility, making it an excellent option for a range of buyers.

Agents Note

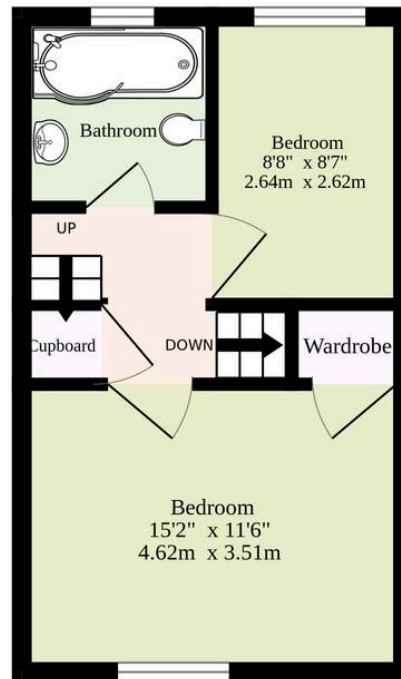
This property will be sold freehold and connected to mains water, electricity, gas and drainage.



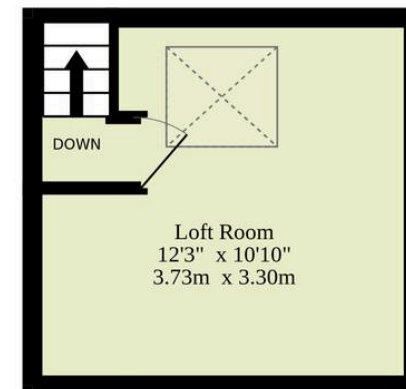
Ground Floor
348 sq.ft. (32.3 sq.m.) approx.



1st Floor
307 sq.ft. (28.5 sq.m.) approx.



2nd Floor
124 sq.ft. (11.5 sq.m.) approx.



TOTAL FLOOR AREA : 779 sq.ft. (72.4 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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