



52 Caernarvon Road, Norwich

Norwich



Minors & Brady

52 Caernarvon Road

Set within one of Norwich's most desirable neighbourhoods, this attractive Victorian mid-terrace presents a rare opportunity to secure a character home in the heart of the Golden Triangle with no onward chain. The property blends period charm with comfortable, well-balanced living spaces, making it particularly appealing to professionals, couples or those seeking a city base with personality. Light-filled interiors and original features create an inviting atmosphere throughout, while the layout lends itself equally well to everyday living and entertaining. The home enjoys a peaceful residential setting yet remains close to everything that makes this area so popular, from independent amenities to academic and cultural centres. Outside, the generous garden adds a standout element, offering both privacy and versatility.

- Highly sought-after Golden Triangle location
- Bay-fronted Victorian mid-terrace home
- Offered with no onward chain
- Retaining a wealth of period features throughout
- Bright and well-proportioned lounge with bay window
- Separate dining room opening onto the rear garden
- Practical, well-laid-out kitchen to the rear
- Two generous double bedrooms with feature fireplaces
- Four-piece bathroom suite including bath and separate shower
- Mature, non-bisected rear garden with a hidden patio area at the far end





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The Location

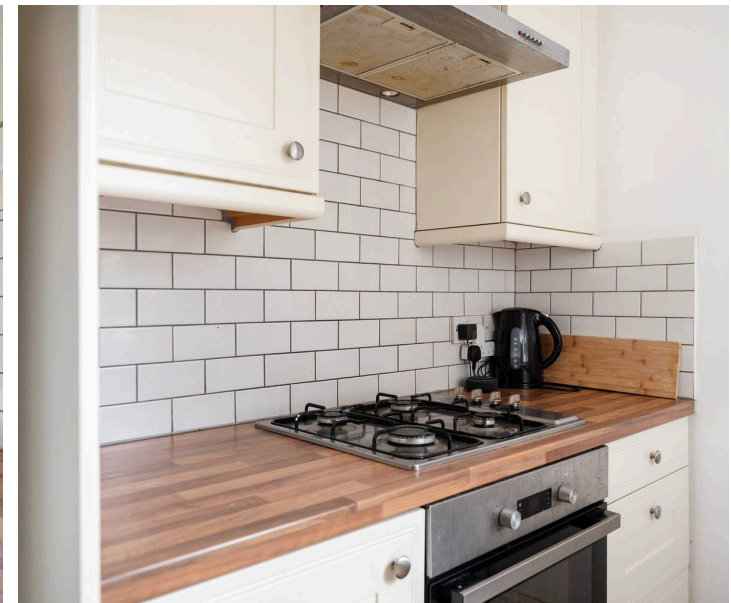
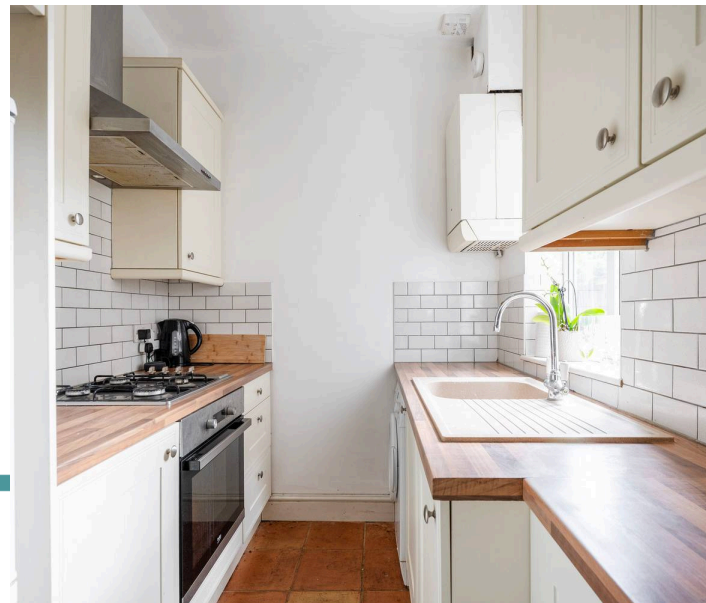
Caernarvon Road sits within the well-established Golden Triangle area of Norwich, a neighbourhood known for its Victorian and Edwardian terraces, tree-lined streets, and a generally lively but residential feel. The Golden Triangle is often valued for its walkability. From Caernarvon Road, everyday amenities are usually within a short distance on foot or by bicycle, including independent cafés, local shops, convenience stores, and a range of takeaways and pubs along nearby routes such as Unthank Road and Earlham Road.

Rather than a single commercial centre, the area has a “strip” style of amenities spread across surrounding main roads, which contributes to its informal, neighbourhood-driven character.

Green space is another feature people tend to highlight. Parks such as Heigham Park and other smaller recreation areas nearby provide open space for leisure, dog walking, and informal sports. The area offers accessible green pockets that are typical of this part of Norwich.

In terms of education and healthcare access, the area is reasonably well placed for key institutions. The University of East Anglia is a short journey away, which helps explain the strong student presence in parts of the Golden Triangle. Similarly, the Norfolk and Norwich University Hospital is also within relatively easy reach by road or public transport, alongside the nearby Norwich Research Park.

Transport connections are generally straightforward. Several local bus routes run along the main roads bordering the Golden Triangle, providing regular links into Norwich city centre as well as out towards surrounding suburbs. Road access via the A11 and A47 corridors also makes it practical for travel across Norfolk and beyond, particularly for commuters.



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Caernarvon Road, Norwich

Tucked away within Norwich's highly sought-after Golden Triangle, this charming bay-fronted Victorian mid-terrace offers classic period character in one of the city's most desirable residential areas. Available with no onward chain, the home is ideally positioned for easy access to cultural, academic and recreational hubs, while still providing a peaceful retreat away from the bustle.

The property opens into a bright and welcoming reception room, enhanced by the bay window and generous ceiling height that allow natural light to pour in. Traditional details such as the fireplace and original features give the space warmth and character, flowing naturally through to a separate dining room. This second reception room provides a comfortable space for everyday dining or entertaining, with direct access out to the rear of the house and into the garden beyond.

To the rear, the kitchen is neatly arranged with a range of fitted units, integrated cooking appliances and space for essential white goods. It is a practical and functional space that connects easily with the dining area, making it well suited to modern living while retaining the charm expected of a period home.



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Upstairs, the property offers two well-proportioned bedrooms, both benefiting from attractive period fireplaces and plenty of natural light. The balance of space makes the accommodation ideal for a couple, small family or professional buyer. The bathroom is fitted with a four-piece suite, including both a bath and a separate shower, providing flexibility and comfort.

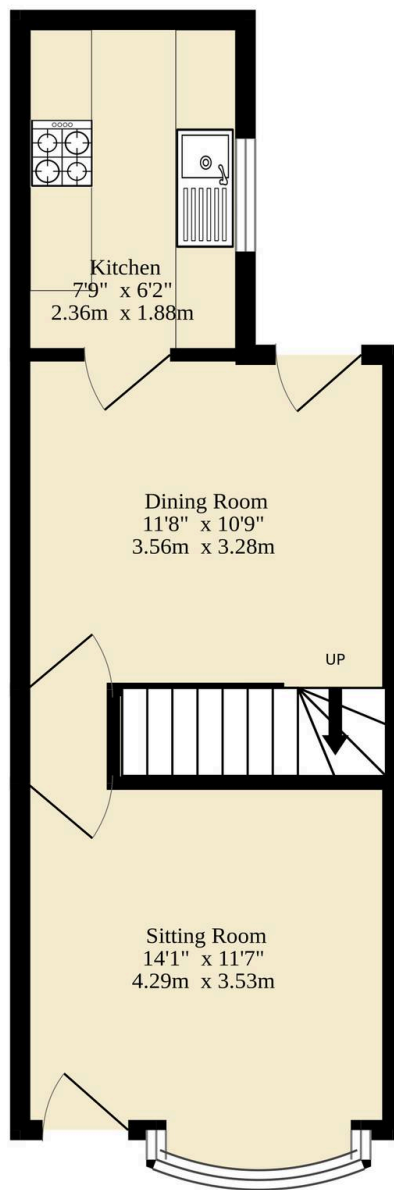
Outside, the home continues to impress. A low-maintenance front garden adds kerb appeal, while the rear garden is particularly noteworthy. Mature planting creates a sense of privacy and calm, with established borders leading down to a tucked-away patio area at the far end. This secluded spot feels like a hidden escape, perfect for outdoor dining, entertaining or simply unwinding at the end of the day.

Agents Note

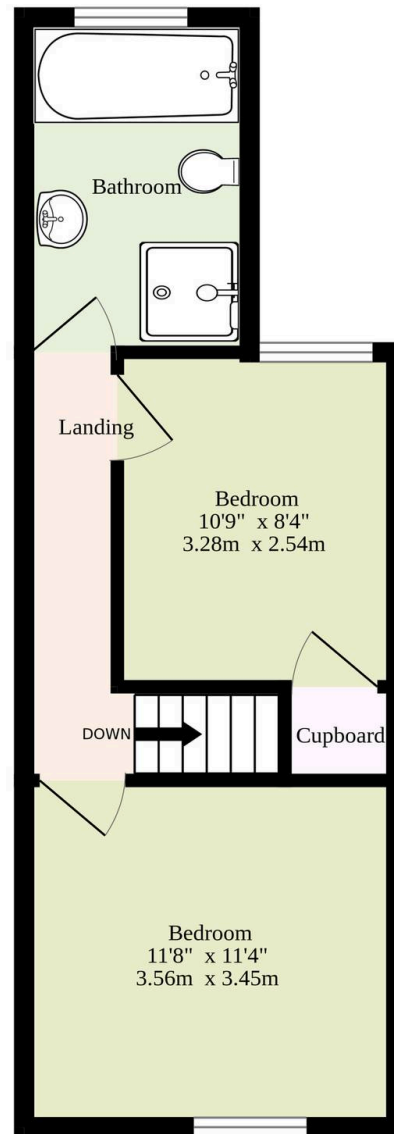
This property will be sold freehold and connected to mains water, electricity, gas and drainage.



Ground Floor
362 sq.ft. (33.6 sq.m.) approx.



1st Floor
325 sq.ft. (30.2 sq.m.) approx.



TOTAL FLOOR AREA : 687 sq.ft. (63.8 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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