



90 Knowsley Road, Norwich  
Norwich

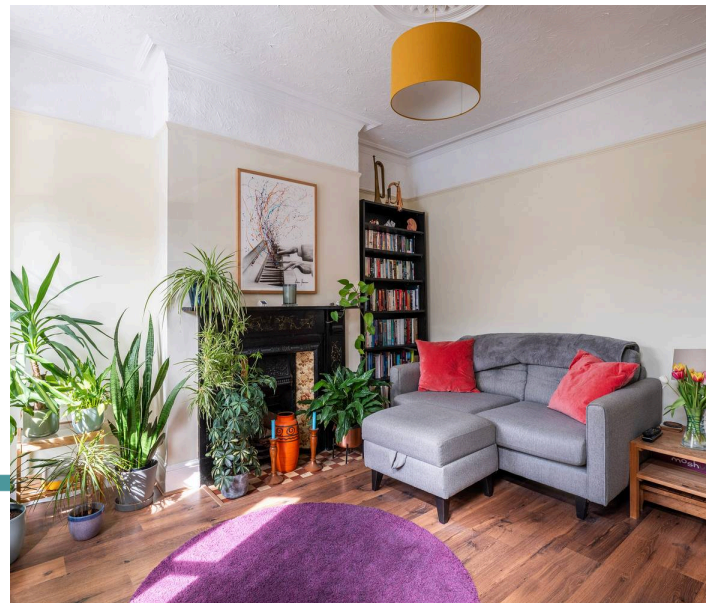


Minors & Brady

## 90 Knowsley Road

The black and terracotta tiled entrance immediately sets the tone for this charming Victorian terrace, where original features blend seamlessly with modern living. Situated to the north of the city, the property has real warmth and character, with ceiling roses and period detailing throughout. The front reception room is filled with light from the bay window and centred around an original cast iron fireplace. A second reception room offers flexible living or dining space. The kitchen is neatly arranged in a practical galley layout and leads to a utility area and ground floor cloakroom. Upstairs, both double bedrooms are well proportioned and retain original fireplaces and traditional features. Outside, the rear garden is private and well balanced, with patio, lawn, and a raised decked area for relaxing or entertaining.

- Victorian bay-fronted terrace with retained period features and modern updates
- Two well-proportioned reception rooms, both with feature fireplaces
- Bright front sitting/dining room with double-glazed bay window
- Flexible second reception room with access to stairs and under-stairs storage
- Galley-style fitted kitchen with space for cooking appliances
- Separate utility area providing additional storage and appliance space
- Ground floor cloakroom/WC
- Two double bedrooms, both retaining original fireplaces and period details
- Modern bathroom with three-piece suite and shower over bath
- Private rear garden with patio, lawn, and raised decked seating area





M&B

# 90 Knowsley Road

## The Location

NR3 is one of Norwich's most sought-after postcodes, combining the charm of a leafy, residential area with the convenience of being just north of the city centre. The neighbourhood offers a welcoming community feel while keeping the best of the city within easy reach, making it popular with families, professionals, and students alike.

The area is well-served by a variety of amenities. Local schools are highly regarded, including Norwich High School for Girls and Eaton Primary, offering excellent options for families. For shopping, residents have access to a mix of cafés and essential services, alongside larger retail outlets in nearby areas. Green spaces are plentiful, with scenic parks, riverside walks along the Wensum, and smaller community gardens providing spots for exercise, leisure, and relaxation.

NR3's social scene is centred around a number of popular local venues. The Stanley, known for its relaxed and friendly atmosphere, serves as a hub for drinks, meals, and occasional live music. The Artichoke pub is another local favourite, cherished for its craft ale selection, events, and strong sense of community. Cafés, delis, and independent eateries in the area further add to NR3's character, giving residents plenty of options to eat, meet, and socialise locally.

Cultural and historic attractions are also easily accessible. Norwich Castle, the cathedral quarter, and the scenic riverside offer both heritage and entertainment opportunities, from exhibitions and events to quiet riverside walks. Good transport links make commuting straightforward, whether by bus or bike, connecting residents quickly to the city centre and beyond.



# 90 Knowsley Road

## Knowsley Road, Norwich

Situated to the north of the city, this bay-fronted Victorian terrace is well presented throughout and retains a number of original features, combined with modern improvements. The property is approached via a stepped pathway, leading to the front entrance and giving an immediate sense of its period character.

The accommodation begins with a bright front reception room, enhanced by a double glazed bay window and a feature cast iron fireplace. This room works well as either a sitting or dining space.

To the rear, a second reception room offers further flexibility for living or dining, also featuring a fireplace, along with access to the stairs and an under-stairs storage cupboard.

The kitchen is fitted in a galley style with a range of wall and base units, work surfaces, and space for cooking appliances, with space for additional appliances. Beyond this, a useful utility area provides extra storage and appliance space, along with access to a ground floor cloakroom.

Upstairs, there are two double bedrooms, both of a similar size and each retaining original fireplaces and period details including picture rails. The bathroom is fitted with a modern three-piece suite, including a bath with shower over, wash basin set within a vanity unit, and WC.



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Externally, the rear garden is arranged in a bisected layout, with an initial paved area leading out from the kitchen. The main section of the garden is laid to lawn with a raised decked seating area, and is enclosed by panel fencing, offering a good level of privacy.

## Agents Note

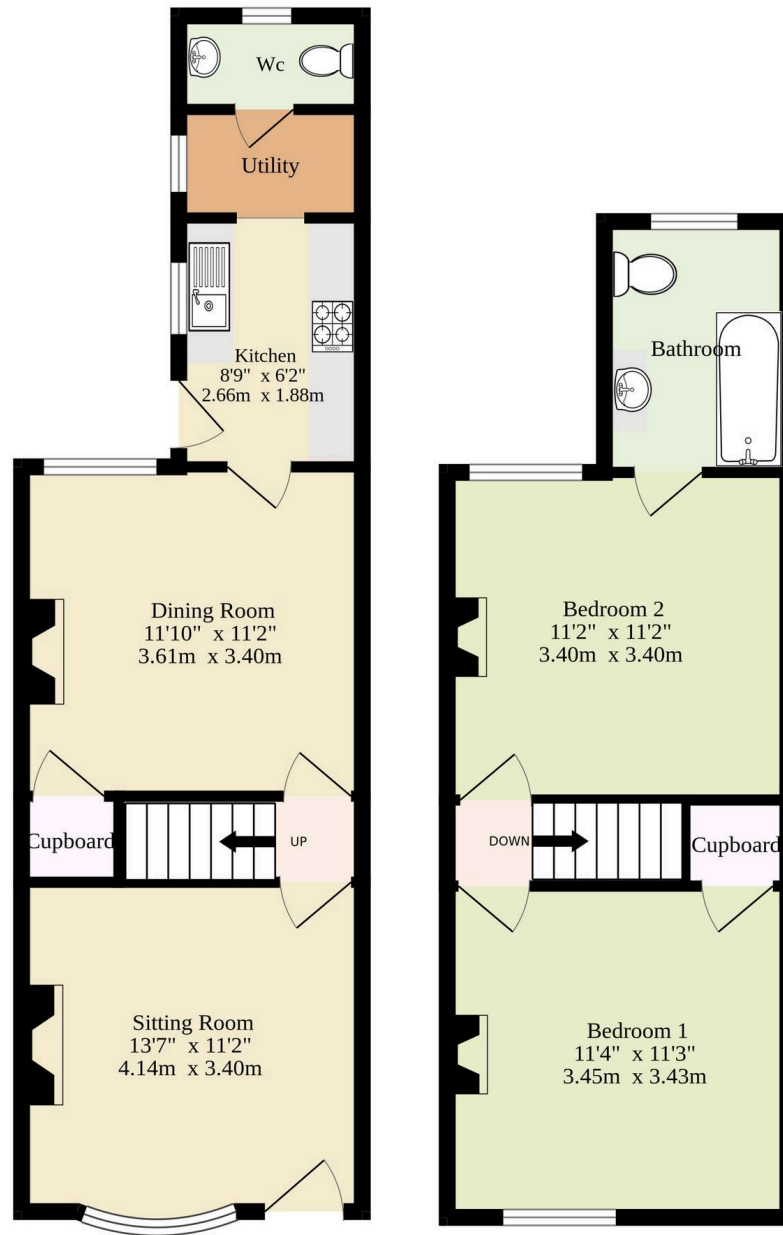
This property will be sold freehold and connected to mains water, electricity, gas and drainage.

Buyers are encouraged to carry out their own due diligence with the relevant local authority to confirm whether any parking permits exist for the property, and if so, their availability, eligibility, and terms.



Ground Floor  
391 sq.ft. (36.3 sq.m.) approx.

1st Floor  
315 sq.ft. (29.3 sq.m.) approx.



TOTAL FLOOR AREA : 706 sq.ft. (65.6 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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 [norwich@minorsandbrady.co.uk](mailto:norwich@minorsandbrady.co.uk)

 01603 365085

 107 Unthank Road, Norwich, NR2 2PE

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