



10 Berners Street, Norwich

Norwich



Minors & Brady

10 Berners Street

Norwich, Norwich

Set along a quiet residential street in the sought-after NR3 area of Norwich, this spacious mid-terrace home offers flexible accommodation across three levels, making it a fantastic choice for first-time buyers, growing families, or investors. The property combines generous room sizes with a practical layout, creating a home that feels both comfortable and adaptable to modern living.

With the added benefit of a converted attic room, an enclosed rear garden, and easy access to local amenities, schools, transport links, and Norwich city centre, this is a well-positioned home with plenty to offer.



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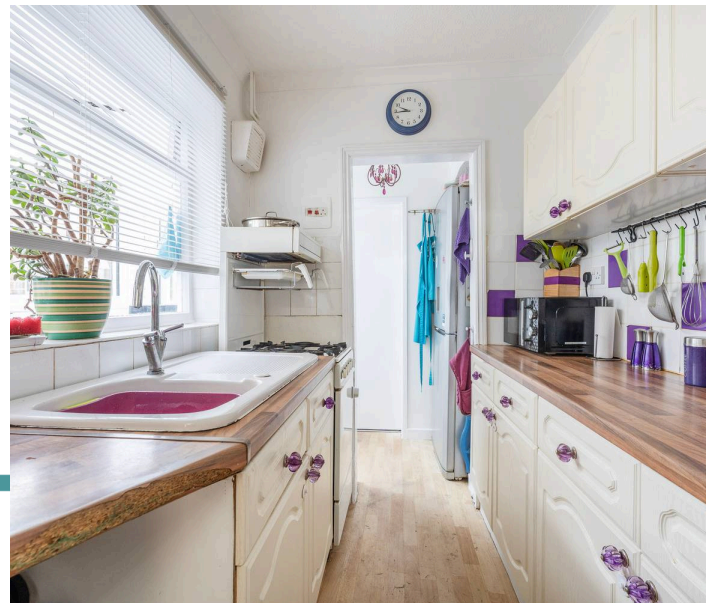
- Mid-terrace home positioned on a quiet residential street in the popular NR3 area of Norwich
- Spacious open-plan lounge and dining room creating a bright and versatile main living space
- Fitted kitchen with practical layout, leading through to the rear lobby and ground floor bathroom
- Three well-proportioned bedrooms arranged across the first floor, offering flexible family accommodation
- Converted attic room with Velux window, ideal for a home office, hobby room, or additional occasional space
- Enclosed rear garden offering outdoor space for seating, planting, and everyday enjoyment
- Excellent opportunity for first-time buyers, growing families, or investors alike
- Convenient location close to local amenities, schools, transport links, and Norwich city centre

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E



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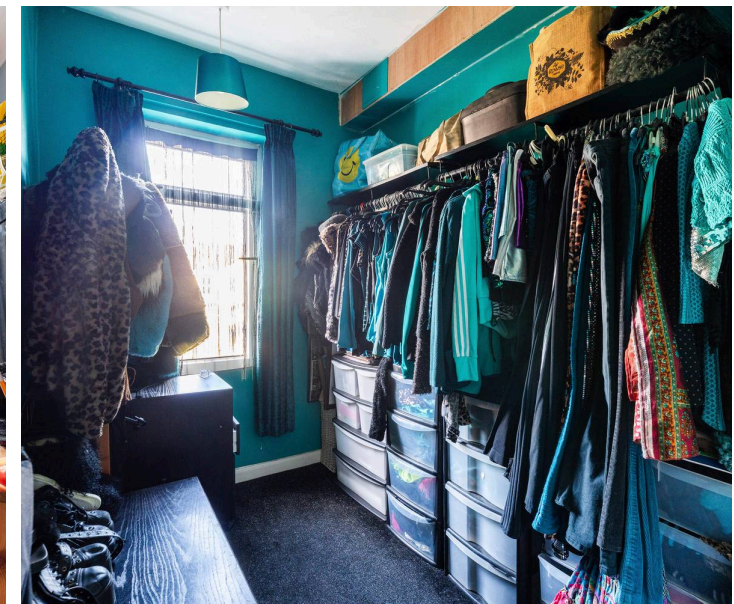
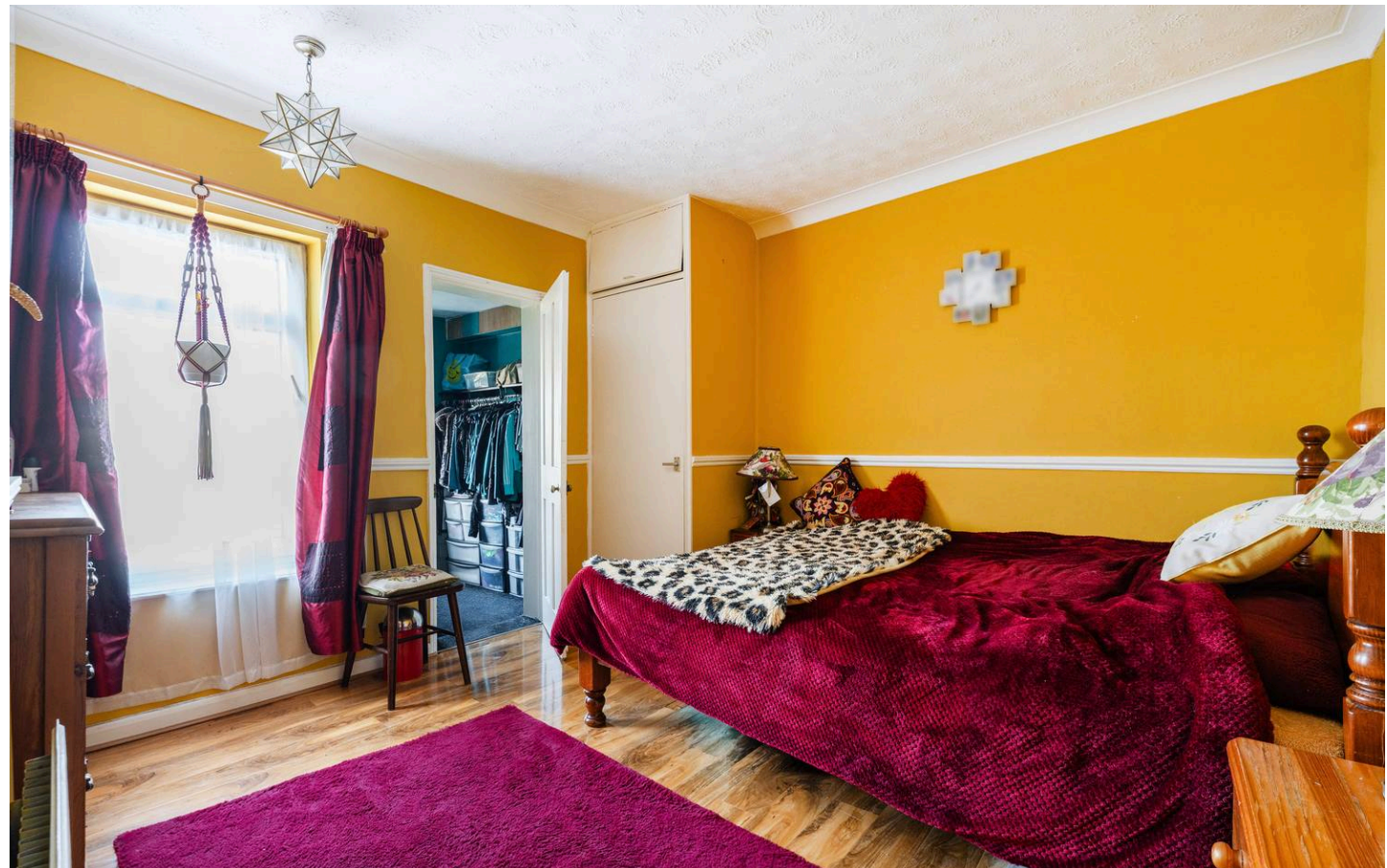
Location

Situated just to the north of Norwich city centre, Berners Street enjoys a convenient position within the popular NR3 area, known for its characterful streets, independent businesses, and strong sense of community. A wide range of local amenities can be found nearby, including shops, cafés, restaurants, supermarkets, and well-regarded schools, along with regular public transport links into the city and surrounding areas.

Norwich city centre is easily accessible, offering extensive retail, dining, and leisure facilities, as well as Norwich Train Station with direct services to London Liverpool Street and Cambridge. The nearby River Wensum and local parks also provide pleasant walking routes and green spaces, adding to the appeal of this well-connected urban location.

Berners Street

Stepping inside, the property opens through the front porch into a spacious open-plan lounge and dining room, creating a bright and versatile main living area with plenty of room for both relaxing and entertaining. This generous reception space allows for a natural flow throughout the ground floor and offers flexibility for a range of furniture layouts.



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To the rear, the fitted kitchen provides a practical arrangement with a range of units and worktop space, leading through to the rear lobby and ground floor bathroom, which is fitted with a functional three-piece suite.

The first floor offers three bedrooms, all well proportioned and suitable for a variety of uses depending on individual needs, whether as family bedrooms, guest accommodation, or a home office. Each room enjoys good natural light and comfortable dimensions, while the layout provides a practical separation between living and sleeping spaces.

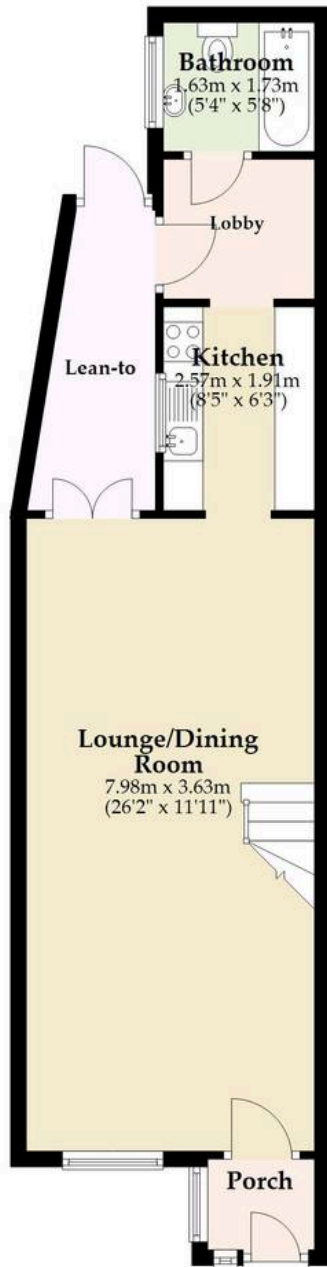
A further staircase leads to the converted attic room, complete with a Velux window, creating a useful additional space that works well as a hobby room, study, occasional guest room, or work-from-home area. This added level of flexibility is a valuable feature and enhances the overall appeal of the home.

Externally, the enclosed rear garden provides a private outdoor area with space for seating, planting, and everyday enjoyment, while the quiet street setting adds to the sense of comfort and convenience.



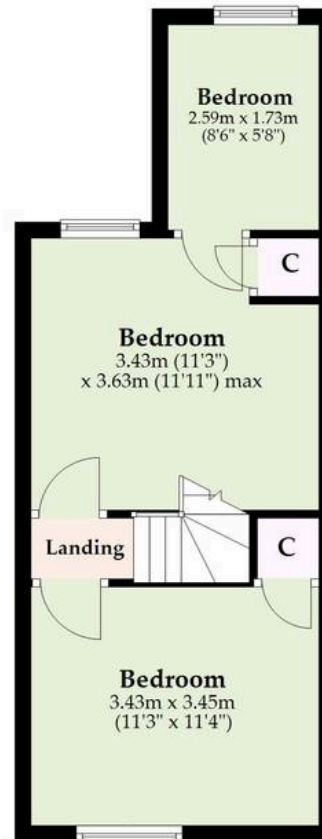
Ground Floor

Approx. 47.8 sq. metres (514.0 sq. feet)



First Floor

Approx. 32.5 sq. metres (349.5 sq. feet)



Second Floor

Approx. 12.2 sq. metres (131.7 sq. feet)



Total area: approx. 92.5 sq. metres (995.3 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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