



33 Chalk Hill Road, Norwich

Norwich



Minors & Brady

33 Chalk Hill Road

Norwich

Situated on a quiet street in one of Norwich's most desirable areas, this end-of-terrace home is just a short walk from the River Yare and the city centre, offering easy access to shops, cafés, and local amenities. The property features a welcoming entrance hall, a living room with a bay window and feature fireplace, and an open-plan kitchen and dining area that flows into a bright conservatory overlooking the garden. Upstairs, three bedrooms are complemented by a family bathroom, while outside, a low-maintenance garden, outbuilding with WC, and a detached garage provide practical and adaptable space. With a thoughtful mix of period features and modern updates, this home offers flexible, comfortable living in a prime Norwich location.



M&B

33 Chalk Hill Road

Norwich

- Offered chain free
- End-of-terrace residence positioned down a residential road within a prime location of the city Norwich
- Moments away from the scenic River Yare and the vibrant city centre, offering a wide range of essential amenities
- Comfortable living room accentuated by a feature fireplace and a large bay-window, inviting relaxation and entertaining
- Open-plan kitchen/dining room that sits at the heart of the home, creating an effortless flow for everyday living and entertaining
- Kitchen fitted with modern cabinetry, a sink/drain unit, an induction hob, integrated ovens and a dishwasher
- Internal double doors open into the light-filled conservatory that extends the reception space and offers views of the garden
- Three bedrooms offering comfort and privacy, one of which has built-in wardrobes
- A private, low-maintenance garden that is predominately paved for seating arrangements, with established planting and shrubbery that adds character
- Outbuilding that includes a WC and storage, along with a detached garage that is a rarely available with a city property



33 Chalk Hill Road

Norwich

Norwich

Chalk Hill Road is a quiet, primarily residential street located in the eastern part of Norwich, Norfolk, within the Thorpe Hamlet and Riverside area. It sits just over a mile east of the city centre, making it easily accessible by foot, bike, or a short bus journey. For daily needs, residents have convenient access to local shops along nearby Prince of Wales Road and Riverside Road, including a Co-op Foodstore, One Stop, and a short walk or drive to Tesco Express and Morrisons.

Families benefit from the proximity of several schools: Charles Darwin Primary School is the closest, with Lionwood Infant and Junior Schools, Notre Dame High School, and Jane Austen College also within easy reach. Transport links are strong: multiple bus routes run along the main roads connecting to the city centre and surrounding suburbs, while Norwich railway station is just a short walk or cycle away, providing frequent services across Norfolk and to London. Norwich Airport, located approximately 3 miles to the northeast, offers convenient domestic and European flights.

The area supports a practical, connected lifestyle, residents can enjoy city centre amenities, riverside walks along the Wensum, local parks, and nearby shopping, without being in the midst of the busiest streets.



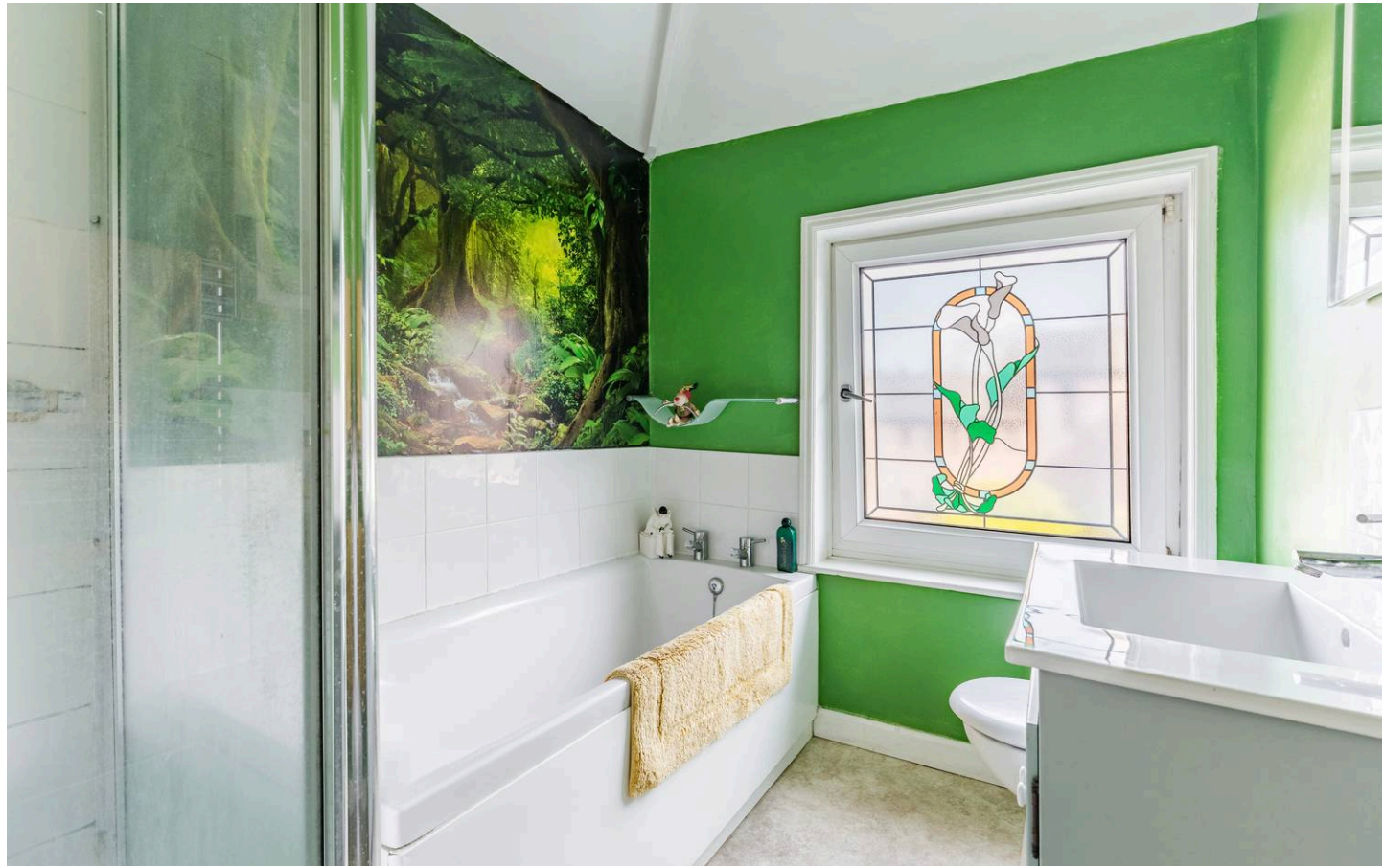
33 Chalk Hill Road

Norwich

The property welcomes you through a bright and airy entrance hall, enhanced by stained glass windows that introduce a subtle period detail. The living room features a large bay window and a feature fireplace, creating a comfortable environment for both everyday relaxation and entertaining.

At the centre of the home, the open-plan kitchen and dining area has been designed with modern living in mind. Fitted with contemporary cabinetry, an induction hob, integrated ovens, a sink and drainer unit, and a dishwasher, the space flows effortlessly into a light-filled conservatory. This additional reception area opens onto the garden, providing a versatile setting for dining or spending time with family and friends.

The property offers three bedrooms, each providing space and privacy, with one benefitting from built-in wardrobes. The family bathroom includes a four-piece suite, comprising a bathtub and a separate shower cubicle, creating a practical yet stylish space for daily routines.



M&B

33 Chalk Hill Road

Norwich

The garden is predominantly paved, providing easy maintenance while accommodating seating arrangements and outdoor activities. Established planting and shrubbery add character to the space, and an outbuilding with a WC and storage offers extra functionality. A detached garage, rare for a city property, adds significant practical appeal.

With its excellent location close to the River Yare, the city centre, and a variety of local amenities, the property offers a comfortable and well-proportioned home with potential to adapt and personalise, making it a rare opportunity in this part of Norwich.

Agents Notes

Freehold

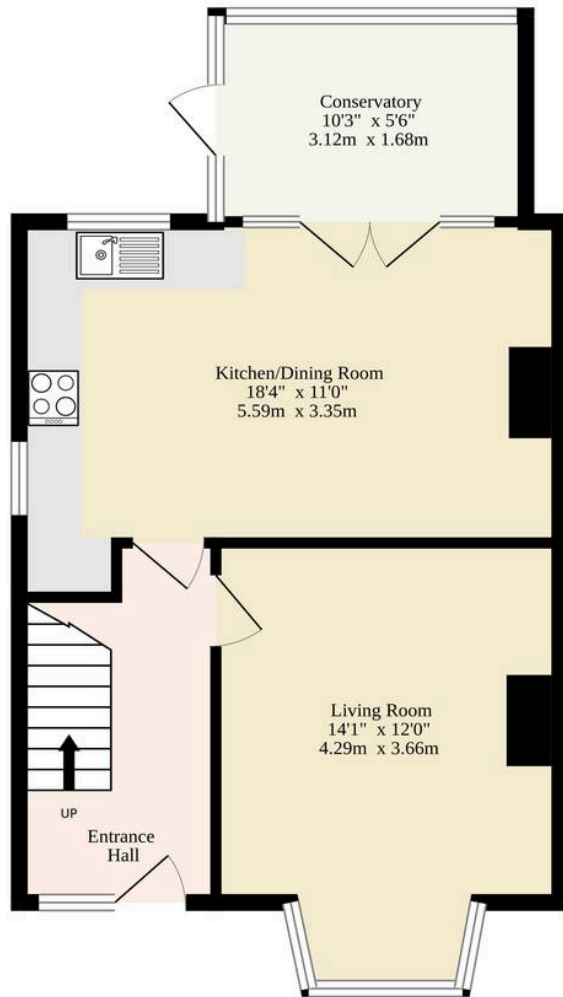
Connected to mains water, electricity, gas and drainage.

Gas central heating system.

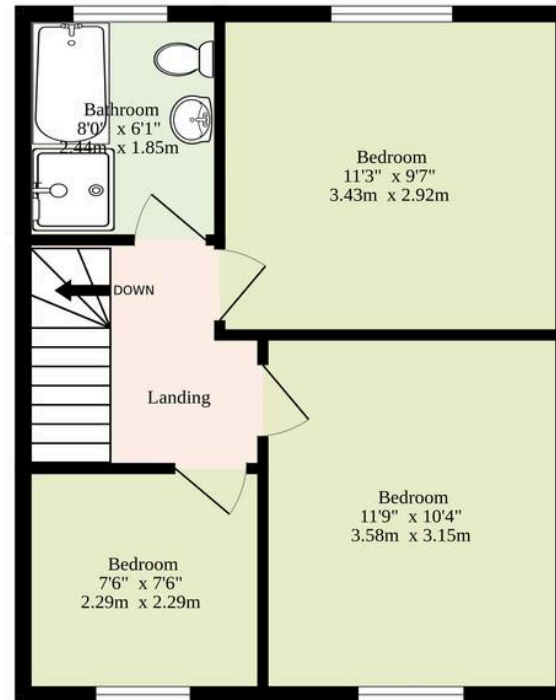


M&B

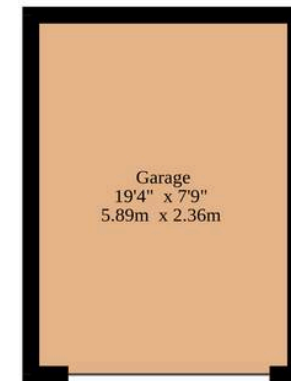
Ground Floor
508 sq.ft. (47.2 sq.m.) approx.



1st Floor
373 sq.ft. (34.7 sq.m.) approx.



Garage
153 sq.ft. (14.2 sq.m.) approx.



Sqft Includes The Garage.

TOTAL FLOOR AREA : 1034 sq.ft. (96.1 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.

Made with Metropix ©2026

Dreaming of this home? Let's make it a *reality*.



Meet *Liam*
Branch Manager



Meet *Nagilla*
Aftersales Team Leader



Meet *Tristan*
Senior Property Lister

Minors & Brady
Your home, our market

 norwich@minorsandbrady.co.uk

 01603 365085

 107 Unthank Road, Norwich, NR2 2PE

CAISTER-ON-SEA | DEREHAM | DISS | NORWICH | OULTON BROAD | WROXHAM



How can we support

- ✓ Residential Mortgages
- ✓ Protection & Insurance
- ✓ Buy-to-let (personal and limited company)



Matt Waters
Director and
Principal



Victoria Payne
Mortgage and
Protection Advisor

Offering you quick and professional mortgage advice every step of the way.

T: 01603 210378
E: enquiries@norfolk-mortgages.co.uk