



29 Edwards Road, Postwick

Norwich



Minors & Brady

A stylish and well-presented four-bedroom family home, this impressive red brick property offers instant kerb appeal, a classy finish throughout, and excellent proportions all round. The property has been significantly upgraded by the current owners, resulting in a refined, move-in ready home with a high-quality contemporary feel, and also benefits from approximately 7 years remaining on the NHBC warranty. Offering generous space across both floors, it is thoughtfully arranged for modern family living. The standout triple-aspect sitting room is bright and welcoming, while the superb kitchen dining room forms the heart of the home with sleek fittings, integrated appliances, and a wine fridge. Upstairs, there are four well-sized bedrooms, including a principal suite with en-suite shower room. Externally, the property is equally impressive, with a substantial rear garden, driveway parking, and a garage, completing this highly desirable family home.

- Stylish four-bedroom family home with a high-quality modern finish throughout and significant upgrades by the current owners
- Located in Postwick, Norfolk Postwick, offering a quiet village setting close to city convenience
- Approximately 7 years remaining on the NHBC warranty, providing added peace of mind for buyers
- Bright and spacious triple-aspect sitting room with patio doors opening onto the rear garden
- Stunning open-plan kitchen/dining room with contemporary fitted units, integrated appliances, and a wine fridge
- Separate utility room providing practical additional storage and laundry space
- Four well-proportioned bedrooms, including a principal bedroom with en-suite shower room
- Modern family bathroom serving the additional bedrooms
- Large, well-maintained rear garden featuring patio, lawn, and a decked seating area for entertaining





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## 29 Edwards Road

### The Location

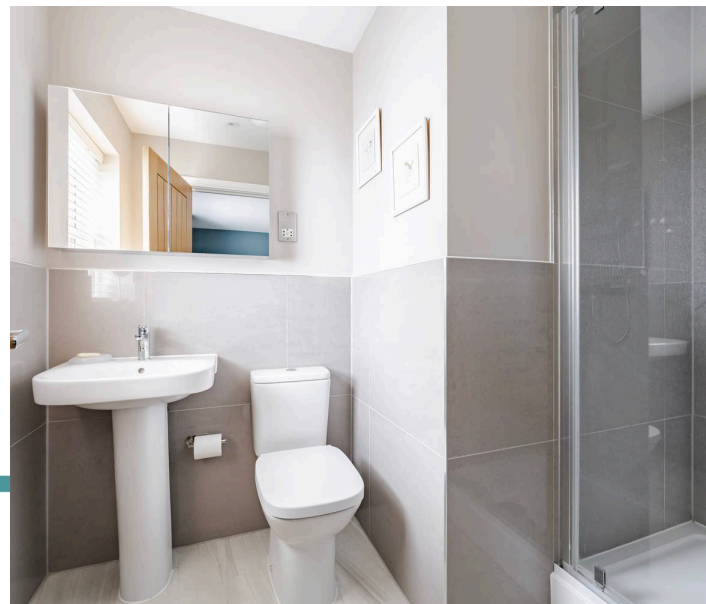
Postwick is a small village in the county of Norfolk, set in a convenient and well-connected location just east of Norwich. It offers a quieter, more rural setting while still being extremely close to the amenities and employment opportunities of the city.

One of Postwick's key advantages is its transport links. It sits very close to the A47 (a major east-west route across Norfolk and beyond), giving fast access towards Norwich, Great Yarmouth, and further afield. It is also only a short drive to the Norwich Northern Distributor Road (NDR / Broadland Northway), which significantly improves access around the city and connects easily to the A140, A11 and wider road network, making commuting straightforward in multiple directions.

Just over the river and a few minutes away is Thorpe St Andrew, which is often the main hub for day-to-day amenities for Postwick residents. Thorpe St Andrew offers supermarkets such as Sainsbury's, alongside a range of local shops, cafés, takeaways, pubs, and services, meaning most essentials are very close at hand without needing to go into Norwich itself.

For wider shopping, leisure, and culture, Norwich provides everything from its historic cathedral quarter and castle to modern retail centres, restaurants, cinemas, and a strong arts scene. It's one of the East of England's main cultural cities and is easily reached within minutes from Postwick.

Outdoor access is another strong point. The village is well placed for reaching the Norfolk Broads, a nationally renowned network of rivers and lakes popular for boating, walking, fishing, and birdwatching. The surrounding countryside also offers plenty of walking routes and green space.



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## 29 Edwards Road

Postwick, Norwich

### Edwards Road, Postwick

A stylish and well-presented four-bedroom family home, finished in a classic redbrick style that offers instant kerb appeal. The property is approached via a private driveway providing tandem parking, along with the added benefit of a single garage. The exterior presents a clean, traditional look that sits comfortably within a desirable residential setting, making it an ideal long-term family home.

Upon entering, you are welcomed by a bright entrance hall that sets the tone for the rest of the property. The accommodation flows naturally through the ground floor, creating a practical yet comfortable layout suited to modern family living. The sitting room is a standout feature, enjoying a triple-aspect design that floods the space with natural light throughout the day.

Patio doors open directly onto the rear garden, creating a seamless connection between indoor and outdoor living.

The heart of the home is the impressive kitchen dining room, designed with both style and functionality in mind. It features rich grey fitted units paired with light-coloured worktops, delivering a clean and contemporary finish. A range of integrated appliances is included, along with the added luxury of a wine fridge, enhancing both practicality and entertaining potential.



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Postwick, Norwich

The adjoining dining area is well-proportioned and also benefits from patio doors leading out to the garden, making it perfect for family meals and social gatherings. A separate utility room adds further convenience and helps keep the main living spaces clutter-free.

Upstairs, the property offers four well-sized bedrooms, providing flexible accommodation for families, guests, or home working needs. The principal bedroom is particularly appealing, complete with its own en-suite shower room for added privacy and comfort. A modern family bathroom serves the remaining bedrooms, finished in a way that complements the overall feel of the home.

To the rear, the property enjoys a generously sized and well-proportioned garden plot, offering excellent outdoor space for families. The garden includes a patio area ideal for outdoor dining, a large lawn suitable for play and relaxation, and a decked seating area positioned in the corner, perfect for entertaining or quiet evenings outdoors.

The current owners have invested significantly in upgrading the home, enhancing both its presentation and overall finish, resulting in a property that is ready to move straight into.

### Agents Note

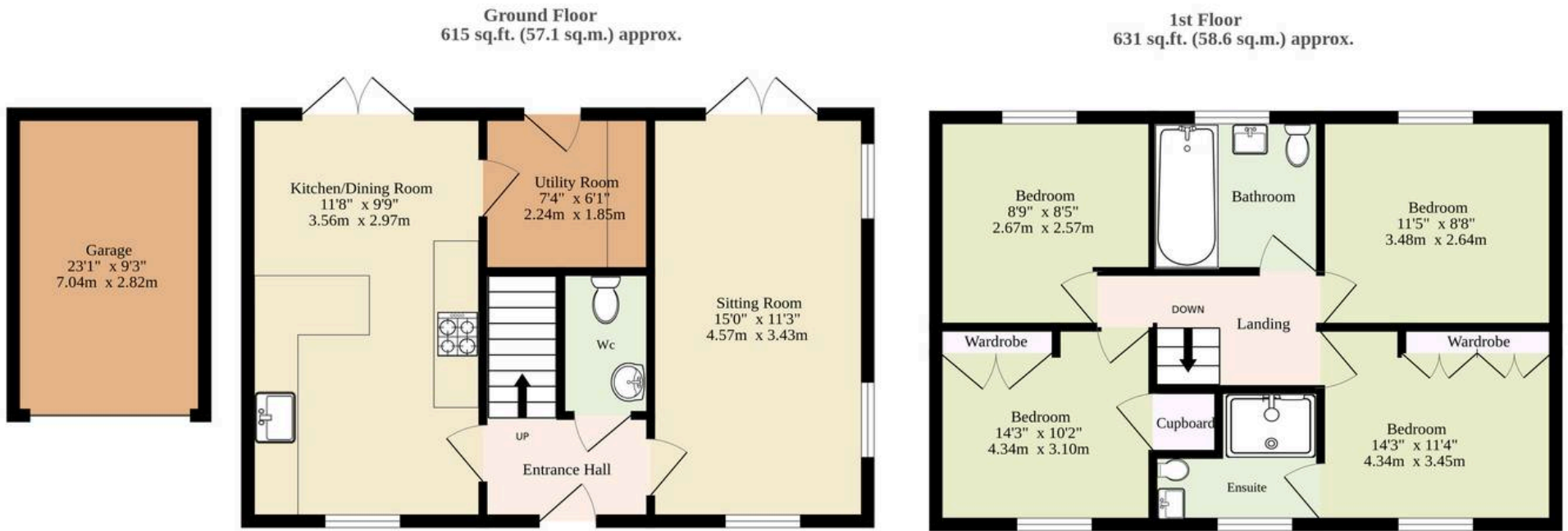
This property will be sold freehold.

Connected to mains water, electricity, gas and drainage.

7-years remain on the NHBC warranty.



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**Ground Floor**  
615 sq.ft. (57.1 sq.m.) approx.

**1st Floor**  
631 sq.ft. (58.6 sq.m.) approx.

**TOTAL FLOOR AREA : 1246 sq.ft. (115.8 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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# Dreaming of this home? Let's make it a *reality*.



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Meet *Karol*  
Property Lister



Meet *Claire*  
Aftersales Team Leader

Minors & Brady  
*Your home, our market*



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