



53 Kerrison Road, Norwich

Norwich



Minors & Brady

## 53 Kerrison Road

Norwich, Norwich

Occupying a convenient and well-connected position within the popular NR1 area of Norwich, this spacious two-bedroom apartment offers stylish and contemporary accommodation extending to over 1,200 sqft. Combining generous proportions with modern open plan living, the property is perfectly suited to professionals, city buyers or those seeking a low maintenance home within easy reach of the city centre, railway station and riverside amenities.

Further benefits include allocated parking, a private balcony and a substantial lockable storage room located in the basement.



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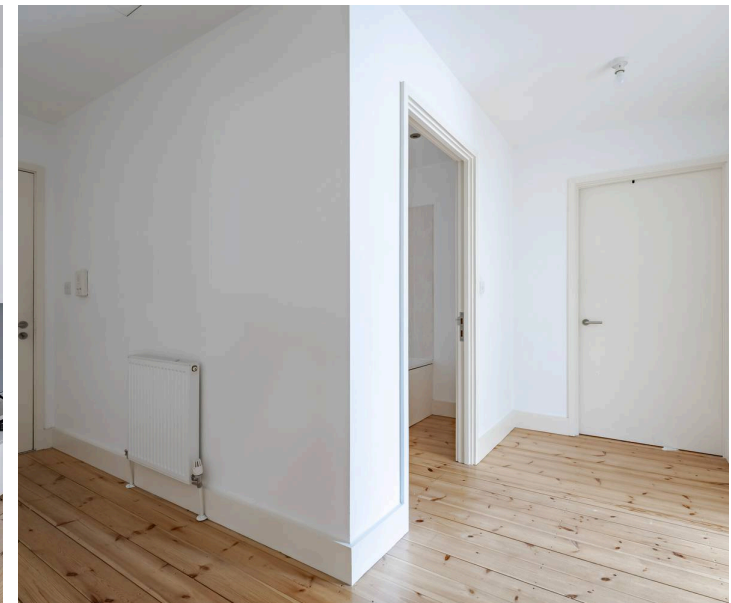
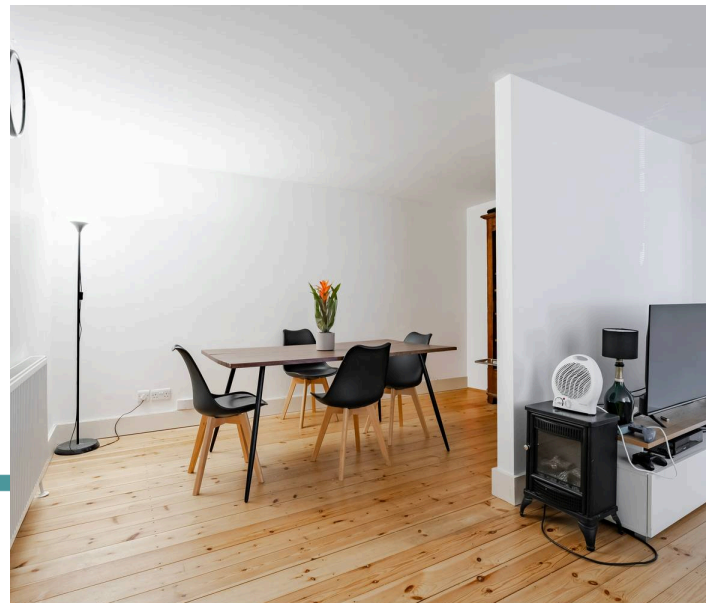
- Guide price: £290,000 - £300,000
- Spacious two bedroom apartment extending to over 1,200 sqft within a sought after NR1 location
- Impressive open plan living space incorporating lounge, kitchen and dining/study area, ideal for modern living and entertaining
- Well equipped kitchen area with ample storage, integrated cooking appliances and open connection to the living space
- Large principal bedroom with ensuite shower room and generous proportions throughout
- Second double bedroom with direct access onto the balcony
- Contemporary bathroom and ensuite, both finished with heated towel rails and modern fittings
- Private balcony providing an outdoor seating space positioned to the rear of the property
- Secure communal entrance with intercom entry system and well maintained shared areas
- Positioned within easy reach of Norwich city centre, the railway station, riverside amenities and a wide selection of shops, cafes and restaurants

Council Tax band: TBD

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B



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## Location

Located just to the southeast of Norwich city centre, Kerrison Road enjoys a convenient position within easy reach of a wide range of amenities and transport links. The area provides access to local shops, supermarkets, cafés, and schooling, while Norwich city centre offers an extensive selection of retail, dining, and leisure facilities. Norwich railway station is also nearby, providing direct services to London Liverpool Street and other major destinations.

The property is well placed for access to Riverside Retail and Leisure Complex, along with scenic riverside walks and green open spaces nearby. With straightforward road connections and excellent access to the city's amenities, this location is well suited to those seeking both convenience and connectivity.

## Kerrison Road

The apartment is accessed via an impressive communal entrance hall with secure intercom entry, leading through to a spacious private entrance hall with attractive wooden flooring continuing throughout much of the property. The heart of the home is the expansive open plan living area, designed to create a bright and sociable environment for both relaxing and entertaining.



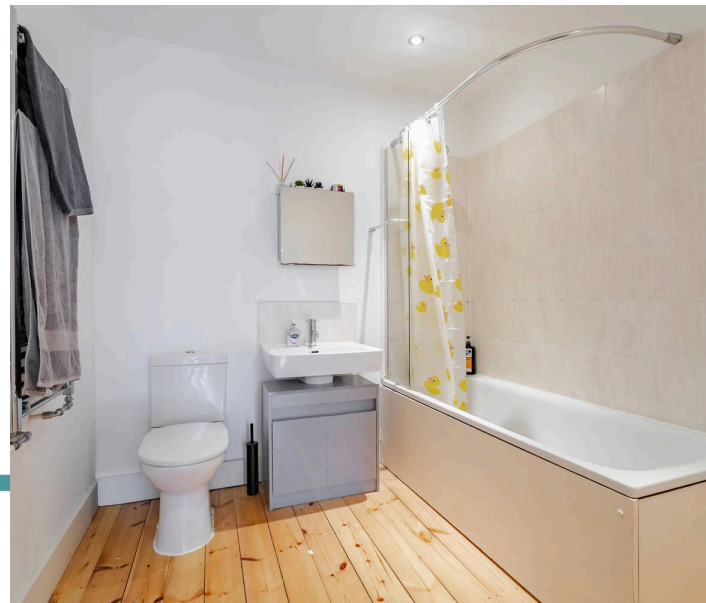
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This impressive space comfortably accommodates lounge, dining and study areas while remaining well connected to the kitchen. The kitchen itself has been fitted with a range of modern base units, practical work surfaces and integrated cooking appliances, with additional space for further appliances and everyday storage.

The accommodation continues with two generously proportioned double bedrooms. The principal bedroom is particularly spacious and benefits from its own ensuite shower room, creating a comfortable and private retreat. Bedroom two also offers excellent proportions and enjoys direct access onto the balcony, providing a pleasant outdoor extension to the living space. A modern family bathroom fitted with a bath and shower over completes the internal accommodation.

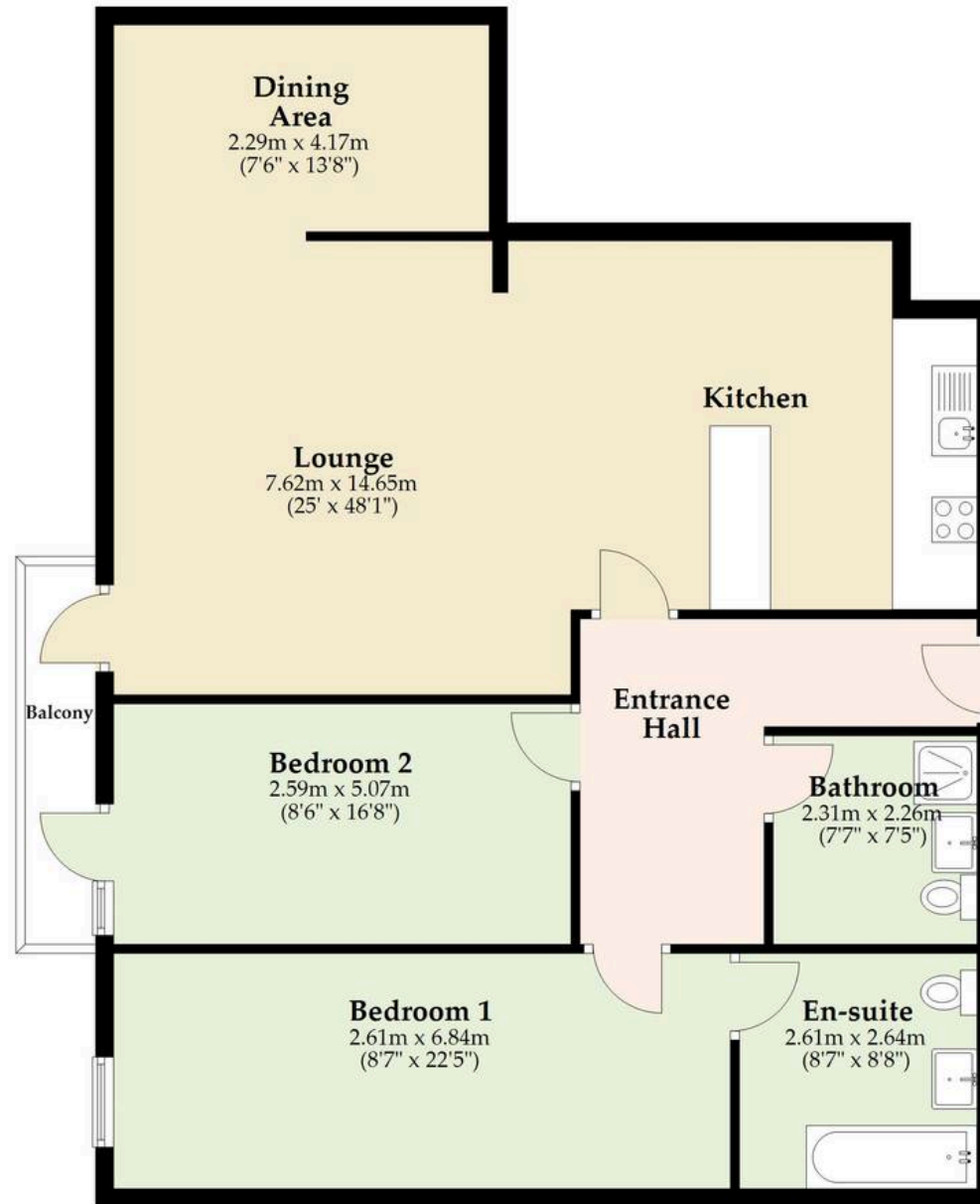
Externally, the property benefits from a private balcony positioned to the rear, offering space for seating and outdoor enjoyment. Residents also have access to a large private lockable storage room within the basement, ideal for bikes or additional belongings, alongside an allocated parking space located within the private rear car park. Positioned close to Norwich railway station, the city centre and an excellent selection of shops, cafes and restaurants, this is a fantastic opportunity to acquire a spacious and modern apartment in a highly convenient location.



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## Ground Floor

Approx. 113.1 sq. metres (1217.5 sq. feet)  
(excluding Balcony)



Total area: approx. 113.1 sq. metres (1217.5 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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Branch Manager



Meet *Nagilla*  
Aftersales Team Leader



Meet *Tristan*  
Senior Property Lister

Minors & Brady  
*Your home, our market*

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