



34 Carrow Road, Norwich  
Norwich



Minors & Brady

This characterful Victorian mid-terrace with a sought-after hall entrance offers the perfect blend of period charm and modern style. Set within the ever-popular NR1 postcode, the property is beautifully presented in a neutral finish throughout, ready to move straight into. Original fireplaces feature within both the sitting and dining rooms, adding warmth and authenticity to the living spaces. Practical hard flooring flows through the hallway, sitting room and dining room, while the layout provides a clear sense of space and separation. Upstairs, three well-proportioned bedrooms are complemented by useful storage on both floors. Outside, a low-maintenance courtyard garden completes this appealing home, ideal for those seeking character without the upkeep.

- Sought-after hall entrance Victorian terrace
- Three well-proportioned bedrooms
- Highly desirable NR1 location
- Original fireplaces adding character throughout
- Separate sitting and dining rooms ideal for entertaining
- Stylish hard flooring to principal living areas
- Modern, neutral décor throughout
- Useful storage on both ground and first floors
- Low-maintenance courtyard garden
- **Agents Note**

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

Please note that the property is situated within a city terrace setting. Prospective purchasers are advised to carry out their own due diligence regarding local parking arrangements, including any permits or restrictions, to ensure they are satisfied with the availability and suitability of parking.

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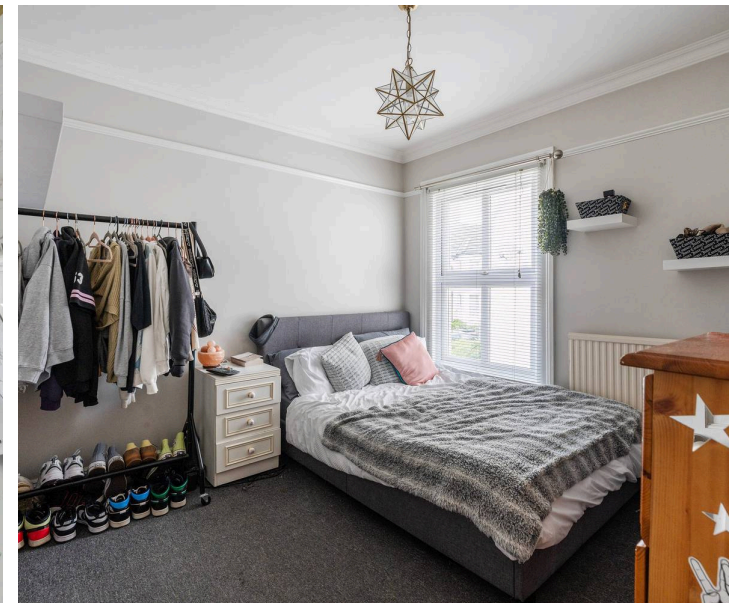
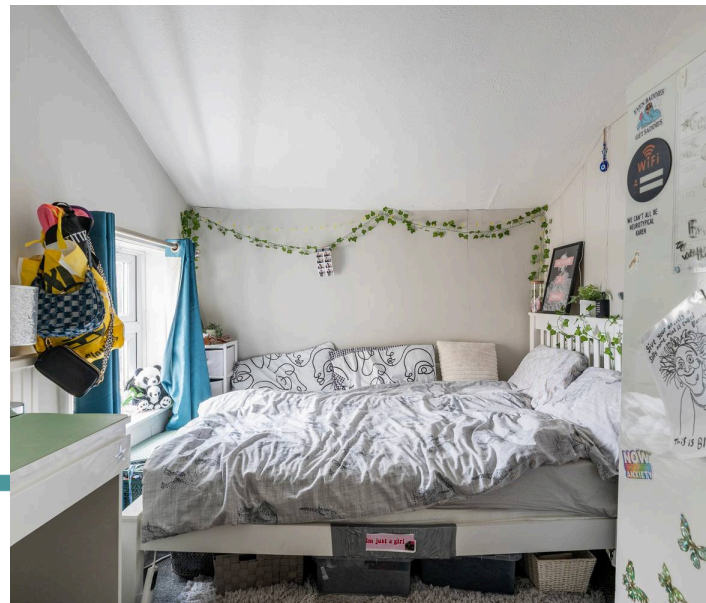
## 34 Carrow Road

### The Location

Carrow Road enjoys a desirable position within Norwich's well-regarded Riverside area, offering a lifestyle that balances convenience, character and a sense of calm. The location is particularly well suited to commuters, with Norwich Train Station close by, providing regular services to London and connections across the region. For everyday needs and leisure, Riverside Retail Park is within easy reach, offering a range of shops, restaurants, cafés and a cinema, making it easy to enjoy evenings out or relaxed weekends without travelling far.

The city centre lies just beyond, easily accessible on foot, by bike or public transport. Here, residents can explore Norwich's historic streets, independent shops, restaurants and cultural landmarks, including the market and castle area, while still returning home to a quieter riverside setting. The proximity of the River Wensum adds to the appeal, with pleasant waterside walks and green communal spaces providing a welcome contrast to city living.

Overall, Carrow Road suits a wide range of lifestyles, from professionals and commuters to those who enjoy having amenities, open space and the city's cultural heartbeat all within close reach. It offers the rare combination of urban connectivity and a more relaxed, scenic environment, making it a consistently popular and practical place to live.



# 34 Carrow Road

## Carrow Road, Norwich

This attractive three-bedroom Victorian mid-terrace home is set within the highly sought-after NR1 postcode and benefits from a desirable hall entrance, a feature particularly prized in properties of this era. Presented in a modern and neutral style throughout, the home offers a superb opportunity for buyers seeking character combined with practical living.

The accommodation begins with the spacious hallway entrance, providing a sense of separation and access to the principal ground floor rooms. Both the sitting room and dining room are well-proportioned, each enhanced by original fireplaces that add charm and period character.

Hard flooring runs through the hallway, sitting room and dining room, offering both durability and a cohesive finish in these well-used spaces.

To the rear, the kitchen provides a functional layout, with the ground floor also benefiting from a bathroom. Storage has been thoughtfully incorporated, with additional space available on both the ground and first floors, adding practicality to everyday living.

Upstairs, the property offers three bedrooms, all presented in a neutral style, allowing buyers to easily personalise to their own taste.

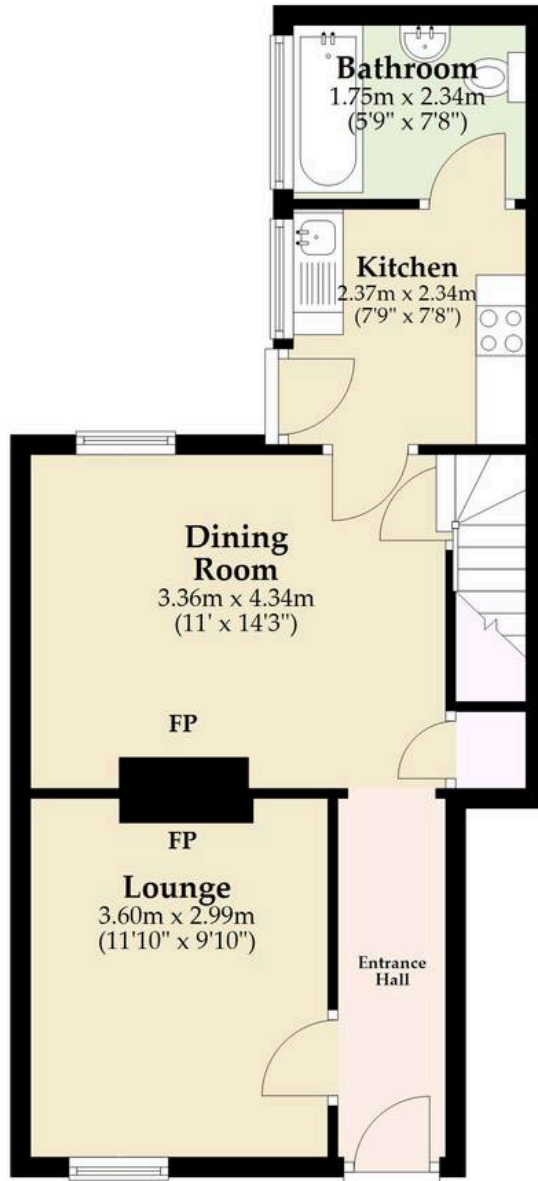
Externally, the home features a low-maintenance courtyard garden, ideal for those seeking an easy-to-manage outdoor space without the upkeep of a larger plot.

Overall, this Victorian home successfully blends period features such as original fireplaces and a traditional layout with modern touches, making it an appealing choice within a popular and convenient location.



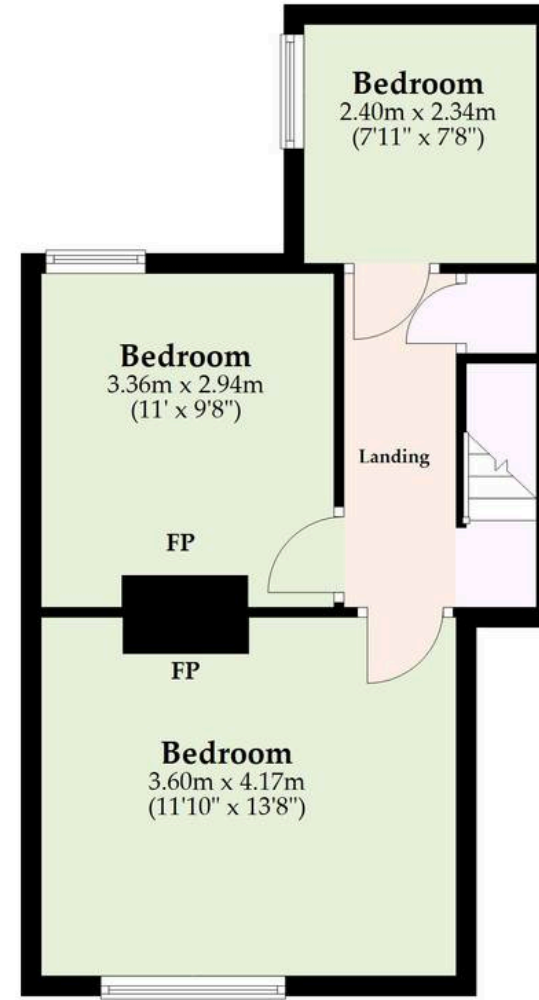
## Ground Floor

Approx. 42.8 sq. metres (460.8 sq. feet)



## First Floor

Approx. 38.0 sq. metres (409.0 sq. feet)



Total area: approx. 80.8 sq. metres (869.8 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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