



26 Russell Terrace, Trowse

Norwich



Minors & Brady

## 26 Russell Terrace

Trowse, Norwich

A welcoming sense of possibility runs through this charming three-storey home in the heart of Trowse, where character features and flexible spaces come together to offer a property you can truly make your own. Set opposite Trowse Common play area and offered chain free, it provides an appealing blend of village calm and easy access to Norwich. Inside, the open-plan living/dining room with its brick fireplace leads through to a well-appointed kitchen, WC and sun room/utility, while the upper floors host two bedrooms, a contemporary bathroom and a bright loft room ideal as a home office, snug or additional bedroom. A rear garden with patio, lawn and mature planting completes the picture, making this a versatile home suited to first-time buyers, families or investors.

### Agents Notes

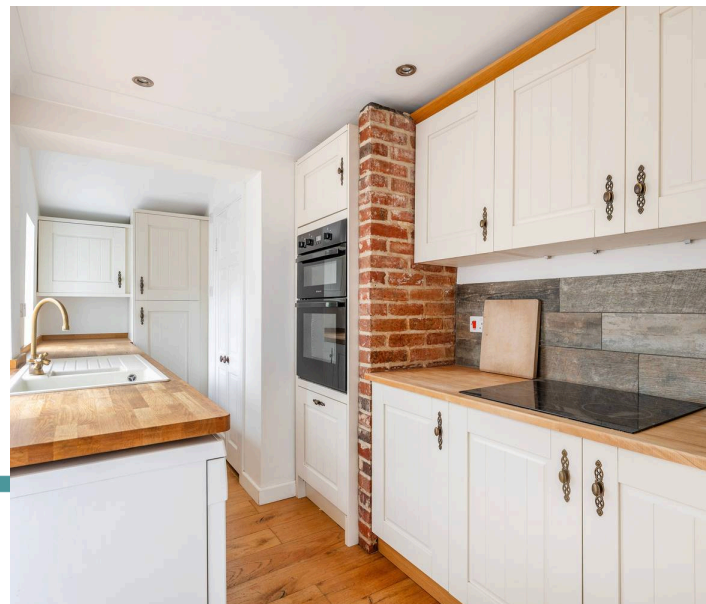
Freehold

Connected to mains water, electricity, gas and drainage.

Gas central heating.

On-road parking (Minors & Brady are unable to verify this information).

Please be aware that the images have been AI-staged to showcase the furniture in the rooms. We recommend visiting the property in person to fully evaluate the space and its features.



M&B

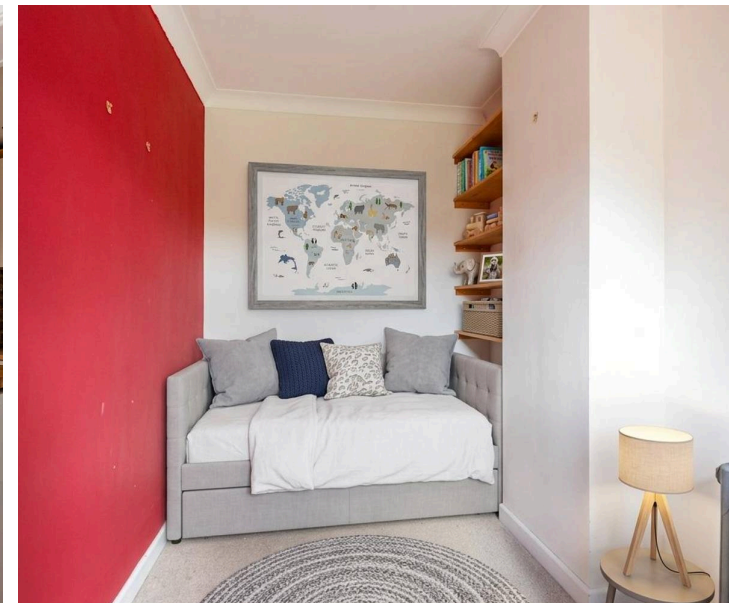
## 26 Russell Terrace

Trowse, Norwich

### Trowse

Russell Terrace runs along the edge of Trowse Common, so the setting feels open and scenic, with footpaths, the village green and the river close by. Despite the peaceful feel, you're only around a mile from Norwich city centre, making it an easy walk or quick cycle into the city for work, shopping or eating out. Trowse itself has a strong everyday setup, with a village shop, popular café, pub, play area, and quick access to Whitlingham Country Park, which is a major draw for walking, paddle-boarding and open-water swimming.

For larger supermarkets, Morrisons, Asda, and Sainsbury's are the closest major options. Schooling is straightforward: Trowse Primary School is within the village, and older students typically go to Notre Dame High School or City of Norwich School in the city. Transport links are excellent for a village setting, regular buses run into Norwich, the A47 is close by for wider travel, and Norwich Station is within easy reach for direct trains to London Liverpool Street. Altogether, Russell Terrace offers a relaxed, village-style lifestyle with green space on the doorstep and the convenience of the city just minutes away.



M&B

## 26 Russell Terrace

Trowse, Norwich

A well-presented chain-free three-storey mid-terrace residence set along a residential road in the sought-after Norfolk village of Trowse, this inviting home combines character, flexibility and a superb setting overlooking Trowse Common play area. It offers an appealing opportunity for first-time buyers, families or investors seeking a property with charm, convenience and scope to make it their own.

This attractive period home retains a wealth of original features, including large sash windows, original flooring and rustic brickwork, all contributing to its warm and welcoming feel. The accommodation is arranged across three floors, providing a versatile layout that adapts easily to modern living.

The open-plan living/dining room forms the heart of the home, centred around a striking brick fireplace and offering an effortless flow for everyday living and entertaining. An arched opening leads into the kitchen, fitted with modern cabinetry, quality worktops, an integrated double oven, induction hob and space for your own appliances.

Beyond the kitchen sits a WC and a practical sun room/utility room, ideal for laundry, storage or additional workspace.



M&B

## 26 Russell Terrace

Trowse, Norwich

The first floor hosts two bedrooms, one of which enjoys access to a balcony overlooking the green space opposite. Both are served by a stylish family bathroom featuring a contemporary three-piece suite.

A flexible loft room with skylights provides an excellent additional space, perfect as a bedroom, home office, hobby room or snug.

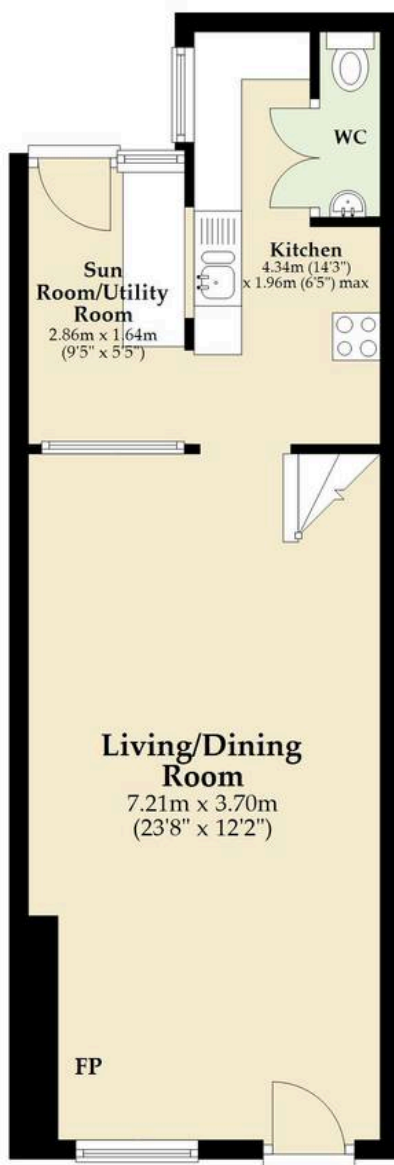
The rear garden offers a paved patio, lawned area, mature planting and a timber storage shed, with the potential to enclose further if desired. On-road parking is available nearby.

A charming and adaptable home in a desirable village setting, offered chain free and ready for its next chapter. With character features, flexible accommodation and a superb outlook over Trowse Common, it presents an excellent opportunity to create a home tailored to your own style and needs.



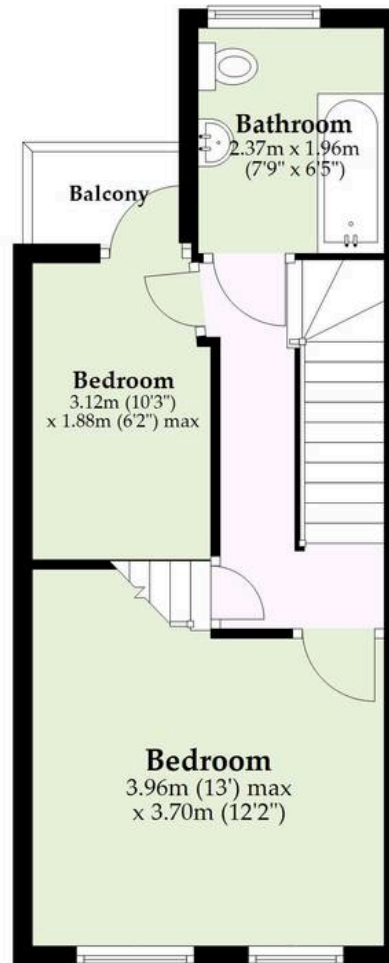
## Ground Floor

Approx. 40.5 sq. metres (436.2 sq. feet)



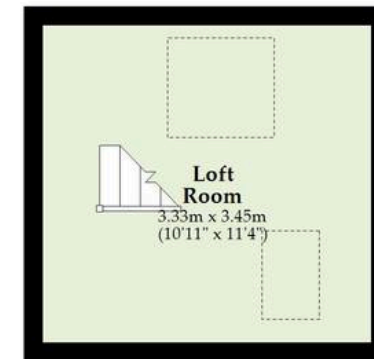
## First Floor

Approx. 31.4 sq. metres (338.0 sq. feet)  
(excluding Balcony)



## Second Floor

Approx. 11.5 sq. metres (123.6 sq. feet)



Total area: approx. 83.4 sq. metres (897.8 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.

# 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](mailto: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](mailto:enquiries@norfolk-mortgages.co.uk)