



97 Beaconsfield Road, Norwich
Norwich



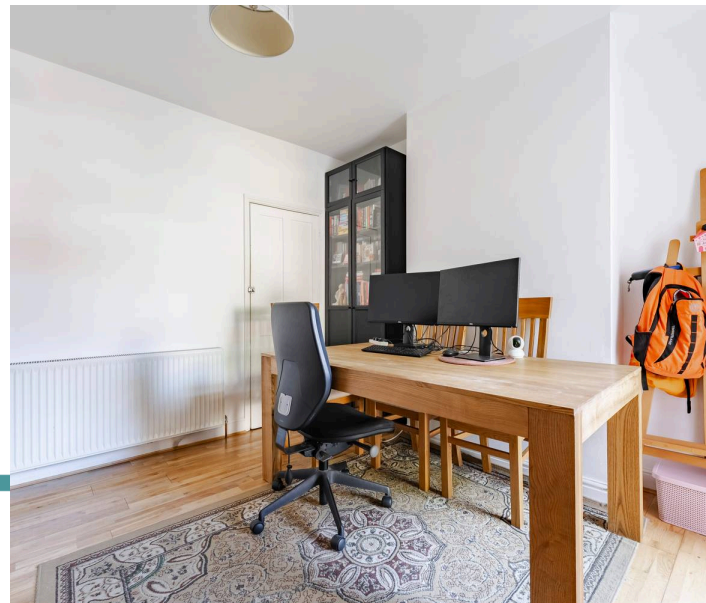
Minors & Brady

97 Beaconsfield Road

Norwich

A short walk from Norwich's vibrant city centre, this well-presented mid-terrace home offers an appealing opportunity for buyers seeking convenience, flexibility and a property with immediate potential. With a bright bay-fronted sitting room, separate dining space, modern ground-floor shower room and two/three bedrooms, it provides a practical layout suited to both everyday living and future adaptation. The fully enclosed bisected garden adds valuable outdoor space, while the advantage of no onward chain makes this an accessible and timely move for those ready to take their next step.

- No onward chain
- Well-proportioned Victorian terrace offering practical, comfortable living spaces
- Sought-after NR3 position close to Magdalen Street amenities and independent shops
- Convenient access to Norwich city centre, around a 15–20 minute walk
- Suitable for first-time buyers or investors
- Bay-fronted sitting room and a separate dining room with garden access
- Modern ground-floor shower room
- Fitted kitchen with an integrated oven and areas for appliances
- Two well-proportioned double bedrooms and an additional third bedroom or study
- Fully enclosed bisected rear garden with patio areas



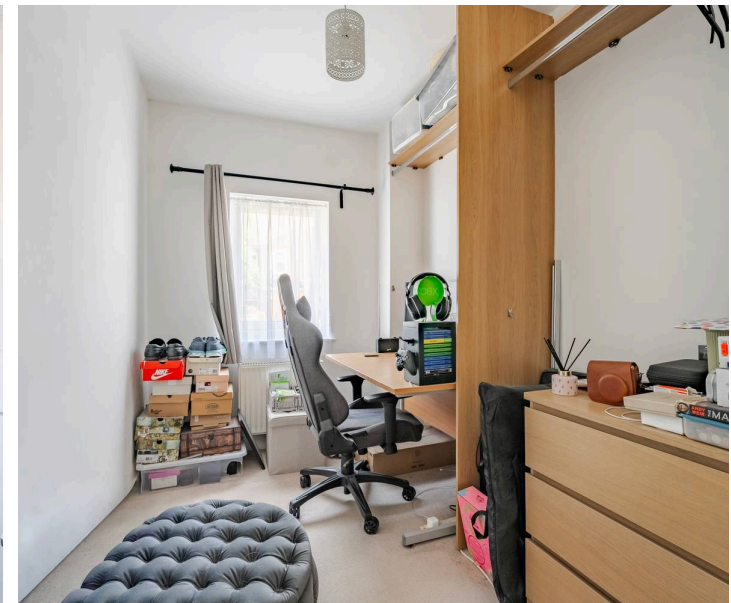
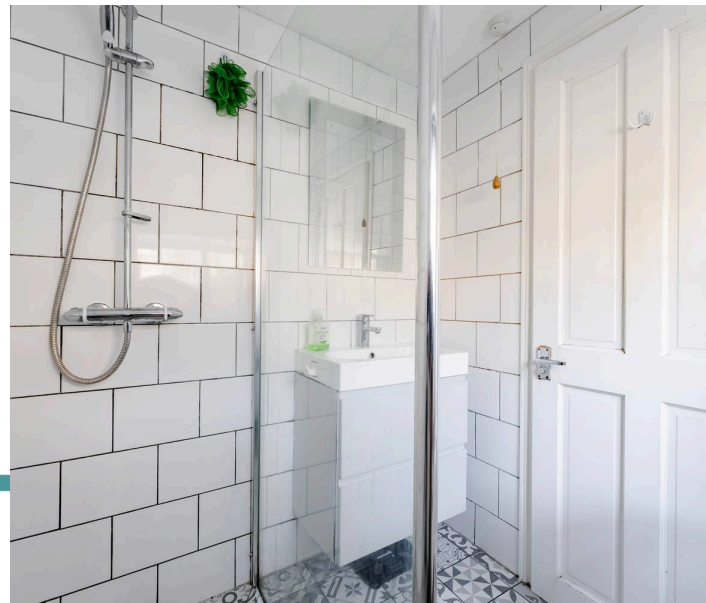
97 Beaconsfield Road

Norwich

Norwich

Beaconsfield Road in Norwich NR3 sits in a classic North City residential pocket: tree-lined Victorian terraces, a calm neighbourhood feel, and quick access to the city's busiest areas without the noise of being in them. It's around a 15–20 minute walk or a short bus ride to the city centre, making it easy to reach Norwich Market, the Lanes, and the main shopping district. Everyday convenience is close by, with Magdalen Street offering independent grocers, cafés, takeaways, and essentials, while larger options like Aldi on Aylsham Road and Tesco Express on Magdalen Road sit within easy reach.

Schools nearby include Mile Cross Primary, Angel Road Infant & Junior, and Sewell Park Academy, all serving the NR3 community. Transport links are straightforward: regular buses run along Aylsham Road and Magdalen Road, cycling routes connect smoothly into the centre, and on-street parking is typical for the area. The lifestyle here suits people who want a walkable neighbourhood with character, local shops, and quick access to Norwich's cultural spots without giving up a quieter residential base.



M&B

97 Beaconsfield Road

Norwich

A well-presented mid-terrace home in Norwich's sought-after NR3 district, offered with no onward chain, this property provides an appealing opportunity for first-time buyers, city-based professionals or those seeking a reliable investment. With classic Victorian proportions, a bright bay-fronted reception space and a versatile three-bedroom layout, it offers the foundations for a comfortable and convenient urban lifestyle.

Set back from the road behind a neat, low-maintenance frontage, the property presents a traditional façade with a welcoming feel. A simple pathway leads to the front door, giving the home a sense of privacy while remaining firmly connected to this lively, well-established neighbourhood.

The sitting room sets the tone immediately, with natural light pouring through the bay window and highlighting the room's generous proportions. A feature fireplace provides a focal point, while the alcoves offer scope for bespoke shelving or fitted cabinetry. The layout comfortably accommodates a range of furniture arrangements, making it easy to tailor the space to your own style.

Continuing through to the dining room, the atmosphere becomes more social and versatile. This is a natural gathering point, with direct access to the garden and a useful integrated storage cupboard. The fitted kitchen sits neatly to the rear, offering modern convenience with an oven, areas for appliances and practical work surfaces.



M&B

97 Beaconsfield Road

Norwich

The ground-floor shower room completes this level, finished with contemporary tiling and clean lines that make it both stylish and easy to maintain.

Upstairs, the first of the two double bedrooms enjoys a front aspect and includes integrated wardrobe space. The second double bedroom overlooks the garden and leads through to a third room, ideal as a home office, nursery or occasional guest room. This flexible arrangement is typical of these period terraces and offers plenty of scope to adapt as needs evolve.

The rear garden is fully enclosed and arranged in the traditional bisected layout found throughout the area. A tiered patio provides a pleasant spot for outdoor dining or quiet relaxation, with potential for further landscaping or planting to create a personalised outdoor space.

This NR3 home offers a well-balanced combination of location, practicality and potential. With the city centre within easy reach, a layout suited to modern living and the advantage of no onward chain, it represents an excellent opportunity to secure a property in one of Norwich's most consistently popular districts.

Agents Notes


Freehold

Connected to mains water, electricity, gas and drainage.

Gas central heating.

Please note that this property has a bisected garden.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			EU Directive 2002/91/EC 

M&B

Ground Floor

Approx. 40.9 sq. metres (440.3 sq. feet)



First Floor

Approx. 33.5 sq. metres (360.2 sq. feet)



Total area: approx. 74.4 sq. metres (800.6 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

 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