



20 Branford Road, Norwich

Norwich



Minors & Brady

20 Branford Road

A beautifully reimagined Victorian terrace that delivers space, style and city living in perfect harmony. This stunning home has been comprehensively renovated and extended, offering generous accommodation arranged over three floors. The heart of the property is the impressive open-plan kitchen diner, ideal for modern lifestyles and entertaining. Four well-proportioned bedrooms are all accessed off the landing, including a loft-converted room with far-reaching views across the city. Complemented by a ground-floor family bathroom and an en-suite to one of the bedrooms, the layout is both practical and versatile. To the rear, an enclosed garden with decked seating provides a private outdoor retreat, completing this exceptional North City home.

- Beautifully renovated Victorian terraced home
- Extended accommodation arranged over three floors
- Highly desirable over-the-passage layout
- Impressive open-plan kitchen diner extension
- Cosy front lounge with log burner and porch entrance
- Four well-proportioned bedrooms, all accessed off the landing
- Loft conversion creating an additional double bedroom with city views
- Ground-floor family bathroom plus en-suite shower room
- Enclosed rear garden with decked seating area
- Double glazing throughout and high-quality finish from top to bottom





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20 Branford Road

The Location

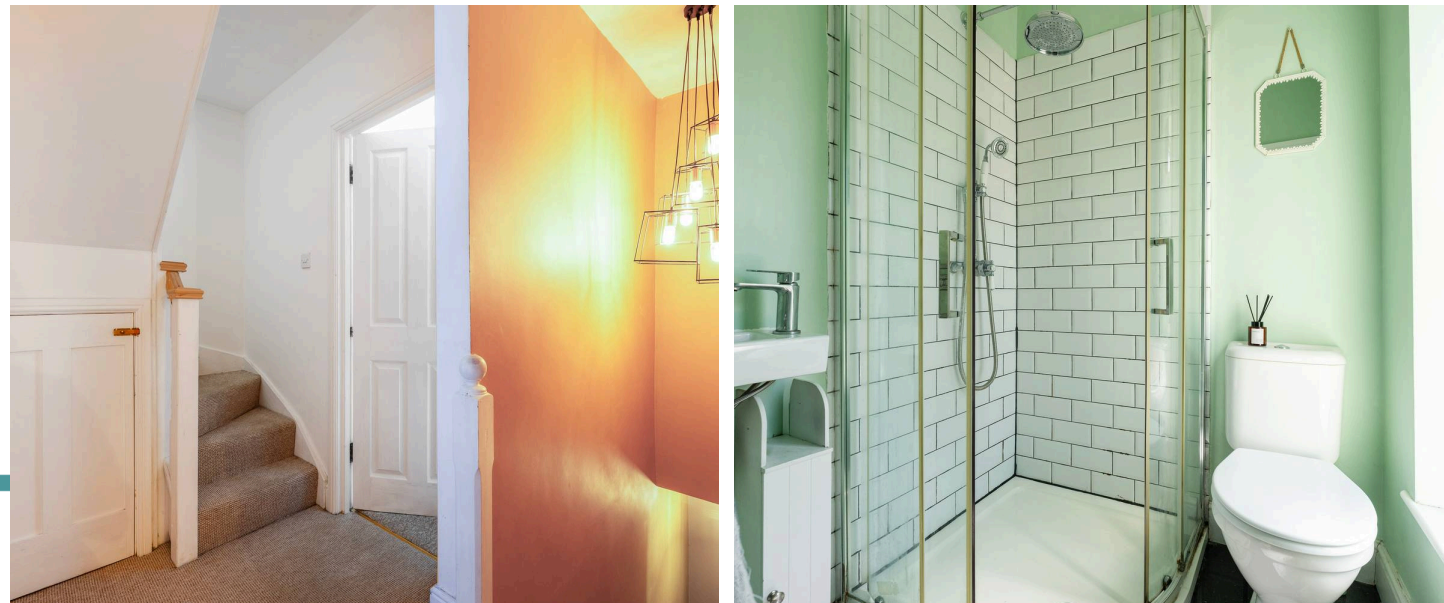
Branford Road sits within a settled residential neighbourhood in the north-eastern part of Norwich, known for its traditional terraced housing and strong local community feel. The area is popular with families, professionals and long-term residents who appreciate its quiet streets while still being close to the city centre.

Residents benefit from a range of everyday amenities within walking distance. Among the nearby social spots is The Stanley, a well-known local pub that acts as a casual meeting point for people in the neighbourhood. There are also independent takeaway options nearby, including a local fish and chip shop, providing convenient food choices for residents.

The location also benefits from easy access to green space. Mousehold Heath is just a short distance away and is one of the city's most popular outdoor areas, offering walking trails, open heathland and panoramic views over Norwich. In addition, the nearby River Wensum provides scenic riverside walks and contributes to the area's relaxed character.

Transport connections are another advantage of living on Branford Road. Regular bus services run through the surrounding streets, providing convenient links into the centre of Norwich, where residents can access a wide range of shops, restaurants, markets and cultural attractions.

Altogether, Branford Road offers a comfortable residential setting that balances quiet neighbourhood living with convenient access to local pubs, takeaways, parks and the wider amenities of Norwich.



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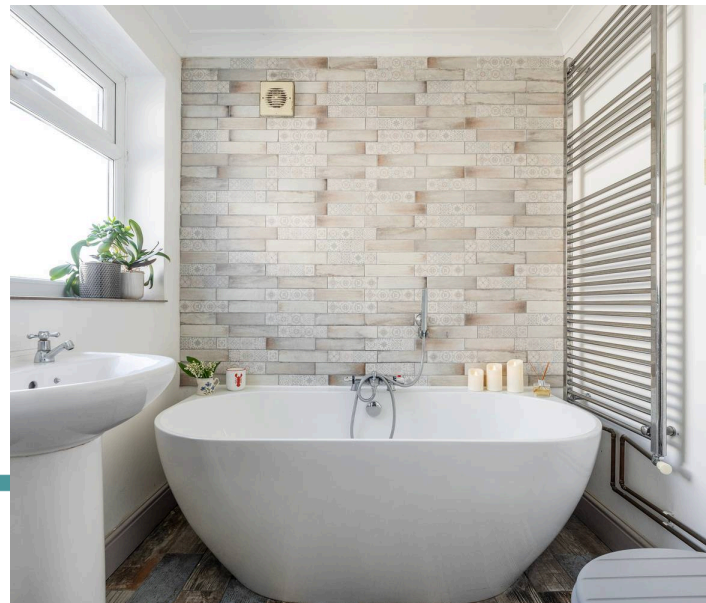
This beautifully presented Victorian terrace has been comprehensively renovated and thoughtfully extended by the current owner, resulting in a stylish and spacious home that blends period character with modern living.

Situated in the ever-popular North City area, the property offers generous accommodation over three levels, including the rare benefit of four bedrooms all accessed off the landing, as well as a highly sought-after “over the passage” layout.

The property is entered via a porch extension that leads into a welcoming and well-proportioned lounge. This inviting reception space retains a cosy, traditional feel and is enhanced by a charming log burner, making it the perfect place to relax. The room flows effortlessly through to the heart of the home, where the substantial kitchen diner extension creates an impressive open-plan living and dining area ideal for contemporary family life and entertaining.

The extended kitchen diner enjoys excellent natural light and offers ample space for both cooking and dining. Designed with practicality and style in mind, it provides a sociable setting for everyday use as well as gatherings with friends and family, with direct access to the rear garden.

At ground floor level, the property benefits from a recently fitted family bathroom, finished to a high standard with modern fittings. Upstairs, the first floor offers two generous double bedrooms and a further well-sized bedroom, all accessed from the landing.



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One of the front bedrooms additionally benefits from its own en-suite shower room, providing convenience and flexibility for occupants.

The loft has been skillfully converted to create a further double bedroom, offering a bright and private setting with appealing views across the city. This additional space makes the home particularly versatile, ideal for growing families, guests or home working.

To the rear, the enclosed garden offers a pleasant and low-maintenance outdoor space, featuring a decked seating area that enjoys the afternoon sun. Fully enclosed and private, it provides a perfect spot for outdoor dining, relaxing or entertaining.

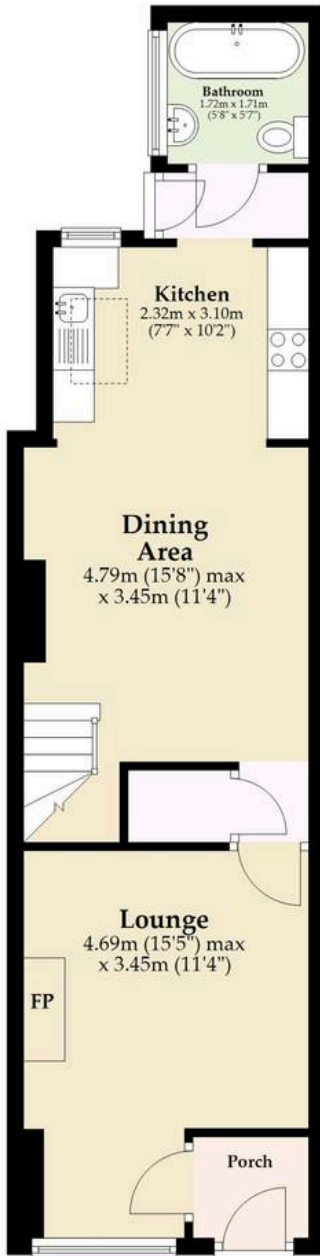
Agents Note

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



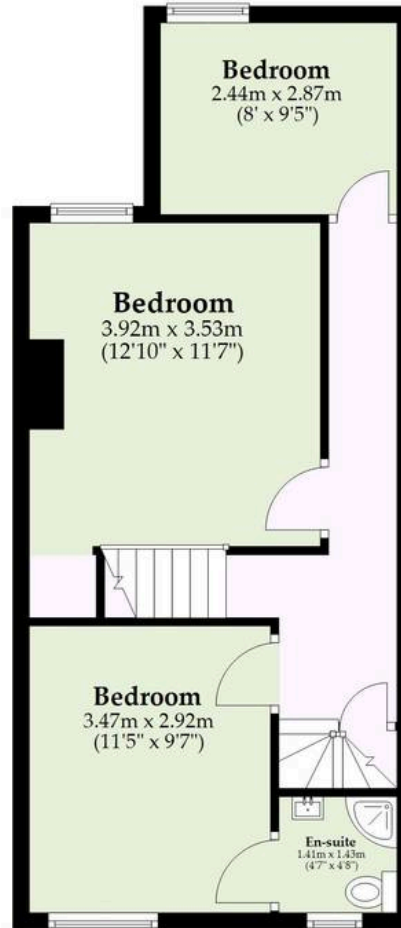
Ground Floor

Approx. 45.3 sq. metres (487.2 sq. feet)



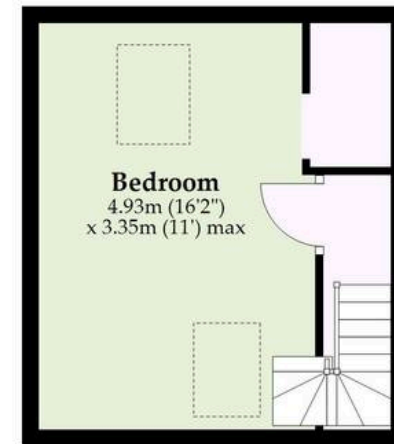
First Floor

Approx. 44.5 sq. metres (479.0 sq. feet)



Second Floor

Approx. 21.0 sq. metres (226.3 sq. feet)



Total area: approx. 110.8 sq. metres (1192.6 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.

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