



87 Warwick Street, Norwich

Norwich



Minors & Brady

## 87 Warwick Street

A beautifully extended Golden Triangle home that effortlessly combines period charm with modern, open living space. Positioned in one of Norwich's most desirable locations, this hall-entrance end terrace offers both space and convenience within easy reach of the city centre. Inside, the property features two well-proportioned reception rooms leading through to an impressive extended kitchen, forming the true heart of the home. Upstairs, three comfortable bedrooms are complemented by a stylish bathroom with a freestanding roll-top bath. Outside, a private and non-bisected rear garden provides a peaceful and usable outdoor space rarely found in similar properties. Offered with no onward chain, this is a superb opportunity to secure a characterful and well-located home ready for immediate enjoyment.

- Sought-after Golden Triangle setting
- Extended end-of-terrace with hall entrance
- Three bedrooms arranged off a large landing
- Elegant bathroom with freestanding roll-top bath
- Two beautifully proportioned reception rooms
- Stunning extended kitchen at the heart of the home
- French doors opening onto the garden
- Private, non-bisected rear garden
- Double glazing and gas-fired central heating
- Offered with no onward chain





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# 87 Warwick Street

## The Location

Warwick Street sits in a highly desirable part of Norwich, just off Unthank Road, in a vibrant and convenient residential area. The location offers the perfect balance of city living and neighbourhood charm, with a mix of period homes, tree-lined streets, and a strong sense of community.

Residents can enjoy a variety of local amenities within easy walking distance. Food lovers will appreciate nearby William and Florence, known for its excellent Sunday roast, while cafés such as Blue Joanna provide a cosy spot for brunch or coffee. Everyday essentials are covered with a Tesco Express just a short stroll away, and independent shops and a charming local florist make running errands simple and enjoyable.

For those who enjoy exploring, the historic city centre is just a walk away. Here, you can immerse yourself in Norwich's culture, from boutique shopping and markets to the beautiful Georgian townhouses and heritage architecture that give the city its unique character. Green spaces are also within reach, with Chapelfield Gardens and Heigham Park offering ideal spots for walking, cycling, or weekend relaxation.

The area is family-friendly, with excellent schools nearby, including Norwich High School for Girls and Eaton Primary, making it a practical choice for households of all sizes. Transport connections are strong, with regular bus services to the city centre and Norwich railway station just a short ride away, ensuring easy access to wider travel routes.

Living on Warwick Street offers a rare combination: the convenience of city living, easy access to local shops and restaurants, a friendly community atmosphere, and beautiful period properties that make it a truly desirable place to call home.



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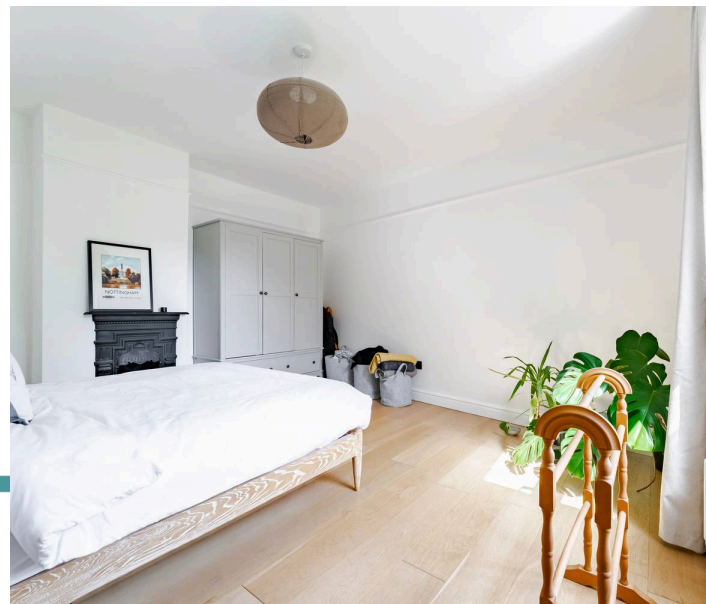
### Warwick Street, Norwich

This attractive and extended end-of-terrace home is set within the highly sought-after Golden Triangle, offering spacious and well-balanced accommodation ideally suited to modern living. With a traditional hall entrance and a layout enhanced by a thoughtfully designed rear extension, the property combines classic proportions with contemporary comfort.

The ground floor opens into a welcoming entrance hall, leading through to a bright and comfortable sitting room. To the rear, a generous dining room provides an ideal space for entertaining, complete with French doors that open directly onto the garden and allow natural light to flow through the space.

The extended kitchen is a real highlight, fitted with modern units and a range of integrated appliances, offering both practicality and style with ample workspace for everyday use.

Upstairs, the first floor offers three well-proportioned bedrooms, all accessed from the landing, creating a functional and family-friendly layout. The bathroom has been stylishly finished, featuring a freestanding roll-top bath with shower over, complemented by contemporary fittings and tiled surfaces.



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Externally, the property enjoys a low-maintenance front garden and benefits from a private passageway leading to a particularly attractive rear garden. The garden is non-bisected, offering a greater sense of privacy and usability, with a lawned area enclosed by fencing, ideal for both relaxing and entertaining.

The home further benefits from double glazing, gas central heating and is offered with no onward chain, making it an appealing and straightforward purchase.

Overall, this is a beautifully presented and spacious home in one of Norwich's most desirable locations, perfectly positioned to enjoy the excellent range of amenities, schools, cafés and green spaces that the Golden Triangle is known for.

### Agents Note

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



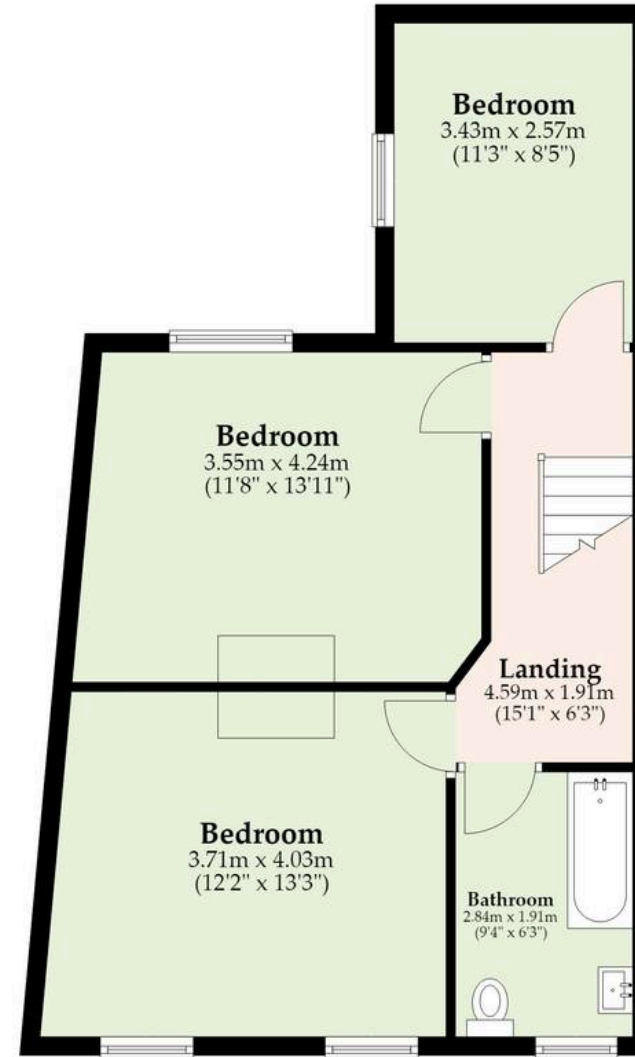
### Ground Floor

Approx. 45.0 sq. metres (484.7 sq. feet)



### First Floor

Approx. 53.4 sq. metres (575.3 sq. feet)



Total area: approx. 98.5 sq. metres (1060.0 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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