



89 Wilberforce Road, Norwich

Norwich



Minors & Brady

89 Wilberforce Road

Offering open field views and a luxury kitchen rarely seen in a home of this kind. This well-presented property is offered with no onward chain and enjoys a peaceful outlook that immediately sets it apart. A welcoming entrance hall leads through to a bright sitting room, where access to the balcony allows the countryside views to be fully appreciated. The fully fitted modern kitchen is a standout feature, with floor-to-ceiling storage in deep tones, chrome fixtures and a contrasting light tiled splashback creating a refined, contemporary feel. Two well-proportioned bedrooms are complemented by a neatly finished bathroom, providing comfortable and well-balanced accommodation. Finished throughout with hardwood-style flooring and benefiting from an outdoor storage shed, this home offers a rare combination of style, outlook and ready-to-move-into condition.

- Rare open field views providing a peaceful and expansive outlook
- Offered with no onward chain for a straightforward purchase
- Luxury, fully fitted kitchen rarely seen in a home of this type
- Striking kitchen design with floor-to-ceiling storage, deep-toned units and chrome fixtures
- Bright sitting room with access to a private balcony
- Two well-proportioned bedrooms with a calm, airy feel
- Modern and neatly finished bathroom
- Consistent hardwood-style flooring fitted throughout
- Useful external storage shed for additional practicality
- Well-presented and ready to move straight into, combining style with outlook





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89 Wilberforce Road

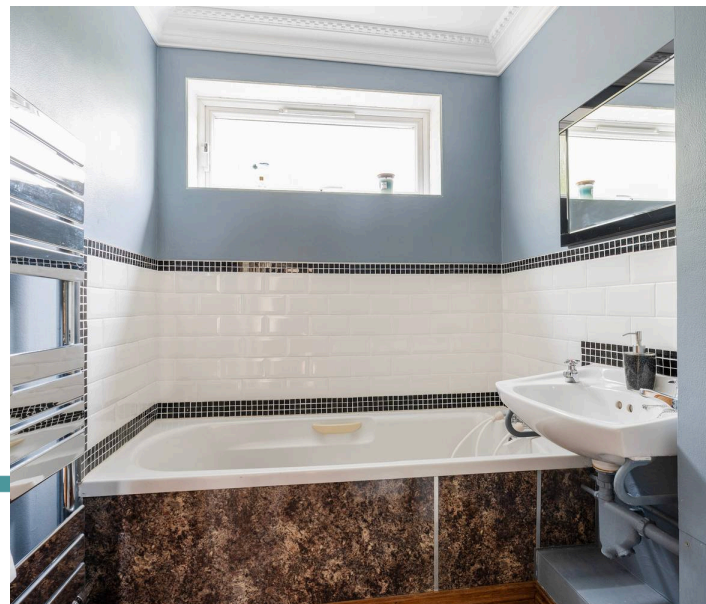
The Location

Wilberforce Road occupies a convenient and well-established position to the west of Norwich, making it a consistently popular choice for professionals, families and students alike. The area benefits from close proximity to several of the city's key employment and education centres, including the University of East Anglia, the Norfolk and Norwich University Hospital and the Norwich Research Park, all of which are easily reached by road, bus, cycle or on foot.

Day-to-day living is well supported by a strong range of local amenities, including supermarkets, independent shops, schools and healthcare facilities, ensuring everyday needs are easily met without travelling far. Regular bus services run through and around the area, providing simple and reliable access into Norwich city centre, where a wider selection of shops, restaurants, cafés, theatres and cultural attractions can be enjoyed.

Green space is another notable advantage of the location. Eaton Park, one of Norwich's largest and most popular parks, is close by and offers open lawns, recreational facilities, walking routes and seasonal events, while additional green areas and residential streets provide a pleasant setting for walking and cycling. This balance of urban convenience and accessible outdoor space adds to the area's long-term appeal.

For those who travel by car, road connections are straightforward, with easy access to the A47 and wider Norfolk road network, making commuting and trips further afield convenient. Altogether, Wilberforce Road offers a practical, well-connected lifestyle, combining strong amenities, green space and excellent links to both the city centre and major employment hubs.



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Norwich,

Wilberforce Road, Norwich

This well-presented home is offered with no onward chain and enjoys open field views, creating a peaceful and appealing setting that feels far removed from the everyday. The property has been thoughtfully maintained and updated, offering comfortable accommodation with a modern finish that is ready to move straight into.

An entrance hall provides a welcoming arrival space and leads through to the main living areas. The sitting room is light and inviting, benefitting from direct access onto the balcony, where the views can be fully appreciated.

This space works well for both relaxing and entertaining, with natural light enhancing the sense of calm throughout.

The kitchen is a standout feature, finished to a level rarely seen in a home of this type. Fully fitted with a striking range of floor-to-ceiling cupboards in deep, rich tones, it offers exceptional storage alongside sleek chrome fixtures. A contrasting lighter tiled backsplash adds balance, while the overall design creates a luxurious yet practical environment for everyday use.



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There are two bedrooms, both well proportioned and enjoying a peaceful feel, with at least one benefiting from the same open countryside outlook. The bathroom is neatly presented and completed in a modern style to suit the rest of the home.

Throughout the property, hard wooden-style flooring has been fitted, giving a cohesive and easy-to-maintain finish that enhances the contemporary feel. Additional practical features include an external storage shed, ideal for outdoor equipment and general storage.

Altogether, this is a bright, well-designed home that combines modern living with open field views, a high-spec kitchen, and the simplicity of a no-chain purchase, making it an ideal option for buyers seeking quality, outlook and convenience in equal measure.

Agents Note

This property will be sold leasehold.

Connected to mains water, electricity and drainage.

Ground rent: £10 paid annually.

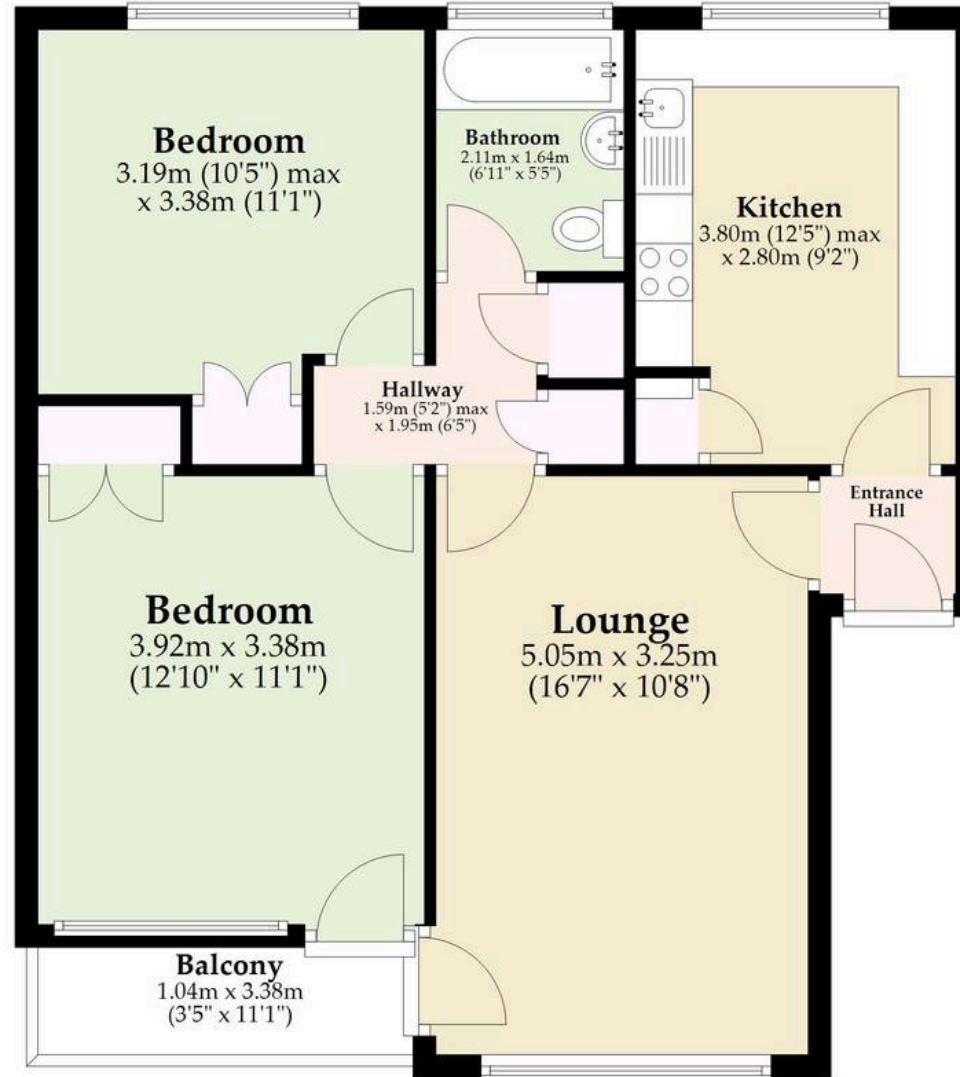
Maintenance: £550 paid annually.



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First Floor

Approx. 66.1 sq. metres (711.5 sq. feet)



Total area: approx. 66.1 sq. metres (711.5 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*.



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Branch Manager



Meet *Nagilla*
Aftersales Team Leader



Meet *Tristan*
Senior Property Lister

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