



14 Blackfriars Street, Norwich

Norwich



Minors & Brady

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Norwich

A home that immediately feels welcoming, this refreshed end-of-terrace townhouse offers a modern, easy-living layout in a brilliantly convenient city-edge setting. The wide open kitchen with island, complete with integrated fixtures and fittings, leads through to a bright living room with French doors to a beautifully kept, low-maintenance garden. Intelligent Automist provides added peace of mind, while the secured communal area and allocated parking enhance everyday practicality. With four bedrooms arranged over three floors, an en-suite to the principal room and thoughtful touches throughout, it's a well-balanced home designed for comfort, flexibility and effortless day-to-day living.

- Well-presented end-of-terrace townhouse updated and redecorated in 2025
- Wide open kitchen with island, featuring integrated oven, hob, extractor, fridge/freezer, dishwasher and washer/dryer
- Bright ground-floor living room with French doors opening onto the rear garden
- Intelligent Automist system installed in both the kitchen and living room
- Four bedrooms arranged across three floors, offering flexible living options
- Principal bedroom with a private en-suite shower room
- Modern family bathroom serving the first-floor bedrooms
- Attractive low-maintenance rear garden with outdoor storage
- Secure communal area to the rear providing access to the allocated parking space
- Double glazing and gas central heating throughout for comfort and efficiency



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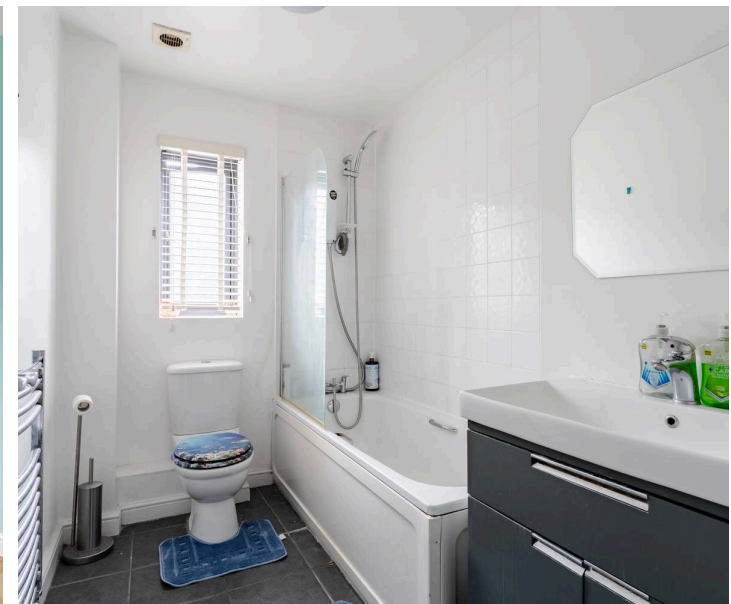
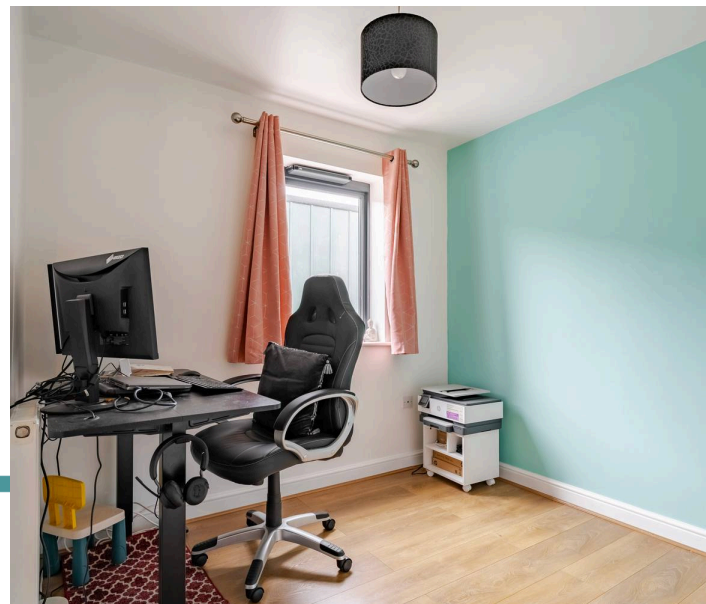


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Blackfriars Street sits on the northern edge of Norwich's historic core, giving you that sweet spot between city-centre convenience and a quieter, characterful neighbourhood feel. The street runs close to the River Wensum and the medieval Blackfriars Hall, so the setting has a mix of heritage buildings, cobbled lanes, and easy walking routes into the heart of Norwich. From here, you're only a few minutes on foot from the main shopping district, the Lanes, and the market, which keeps everyday errands simple and puts cafés, independent shops, and cultural spots right on your doorstep. For day-to-day living, you've got practical amenities nearby: large supermarkets like Sainsbury's and Aldi within a short drive, plus local convenience stores dotted around NR3. Schools in the area include Norwich School (independent), Jane Austen College, and Angel Road schools, with the wider city offering plenty of options for all ages. Transport links are straightforward, Norwich Train Station is roughly a 20–25 minute walk or a quick bus ride, and Norwich Airport sits to the north of the city, usually around 20 minutes by car depending on traffic.

If you're connected to the University of East Anglia, the campus is about a 15–20 minute drive from NR3, and the Norfolk and Norwich Hospital is on the same side of the city, making both accessible without hassle. Buses run frequently across Norwich, and cycling is popular thanks to the compact layout and riverside paths. Lifestyle-wise, living on Blackfriars Street means quick access to gyms, riverside walks, galleries, pubs, and green spaces like Waterloo Park and Mousehold Heath, ideal if you want a balance of urban energy and relaxed outdoor spots.



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An updated end-of-terrace townhouse, refreshed in 2025. This welcoming home offers a well-considered layout across three floors and sits within a peaceful residential setting close to local amenities and the city centre. Thoughtfully improved and presented with care, it provides a comfortable, modern environment ideal for everyday living.

The entrance opens into a wide, open kitchen with island, designed as a sociable and functional space. It features a full range of fixtures and fittings, including an integrated oven, hob with extractor, fridge/freezer, dishwasher and washer/dryer. The island creates a natural focal point for cooking, conversation and family routines.

Double doors lead through to the ground-floor living room, a bright and welcoming room with French doors opening directly onto the garden. This easy connection to the outdoors creates a relaxed setting for both quiet evenings and informal entertaining.

The first floor provides two well-proportioned bedrooms and a modern family bathroom, offering flexibility for guests, children or home-working. The top floor features two further bedrooms, including a principal bedroom with en-suite, giving the upper level a clear sense of its own purpose within the home.



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The rear garden is beautifully presented and low-maintenance, offering a pleasant space for seating, planting or simply enjoying the fresh air. A small storage area sits at the back of the garden, ideal for outdoor essentials. Beyond the garden is a secured communal area leading to the property's allocated parking, accessed via gated entry.

The property benefits from double glazing, gas central heating, Intelligent Automist in key rooms, and secure gated parking. Recent redecoration gives the home a fresh, ready-to-move-into feel.

With its generous living spaces, modern updates, attractive garden and excellent access to the city centre, this townhouse offers a well-rounded option for buyers seeking a comfortable home in a convenient location. It delivers practicality, ease and a welcoming atmosphere, making it an appealing choice for those wanting to enjoy city living with the comfort of a thoughtfully maintained property.

Agents Notes

Freehold

Maintenance fee: £65 pcm.

Annual review for fee: April.

Connected to mains water, electricity, gas and drainage.

Gas central heating.

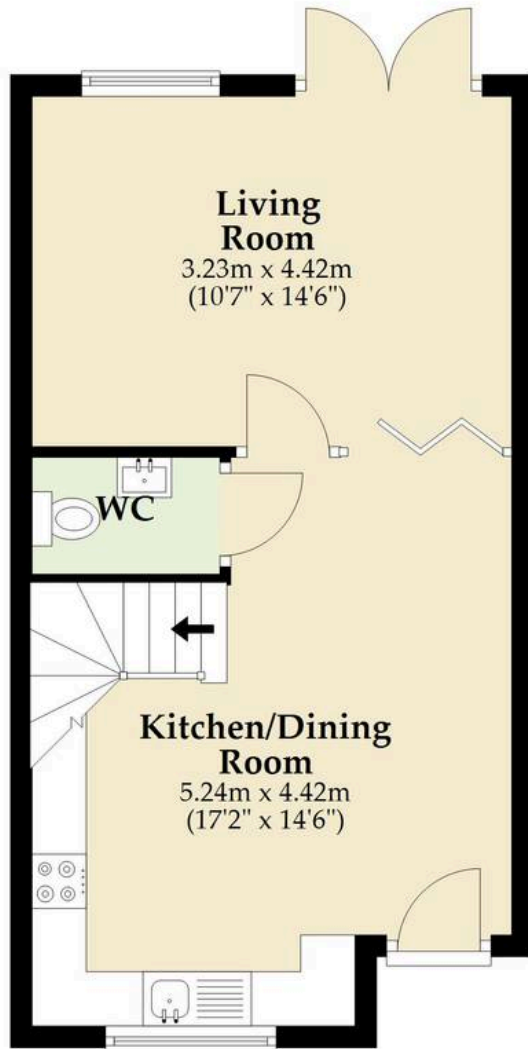
One allocated parking space.



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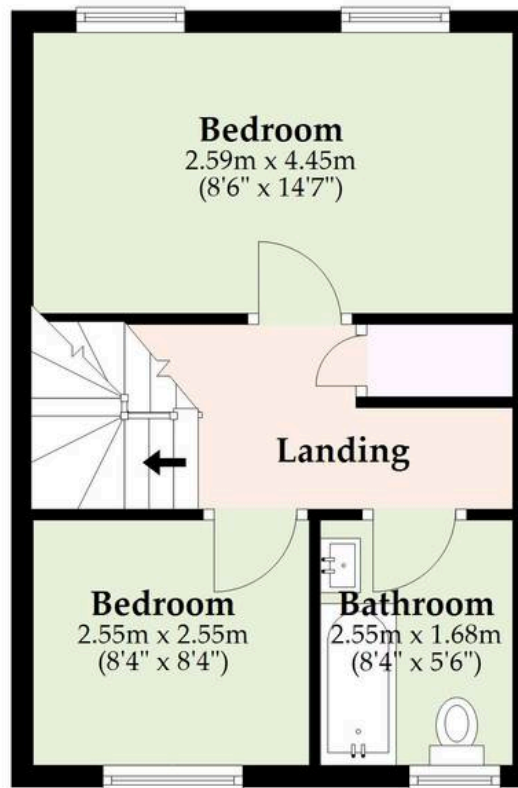
Ground Floor

Approx. 36.7 sq. metres (394.5 sq. feet)



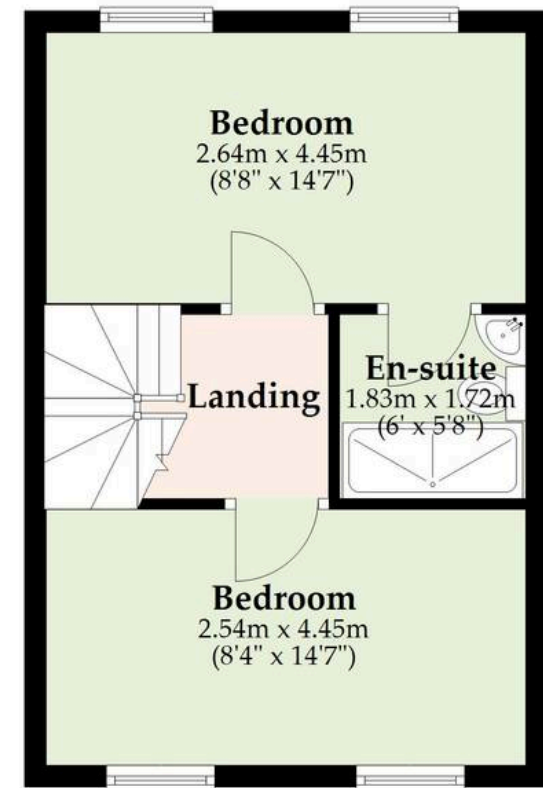
First Floor

Approx. 29.9 sq. metres (321.9 sq. feet)



Second Floor

Approx. 31.6 sq. metres (340.6 sq. feet)



Total area: approx. 98.2 sq. metres (1057.0 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.

Dreaming of this home? Let's make it a *reality*.



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Meet *Nagilla*
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Senior Property Lister

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