



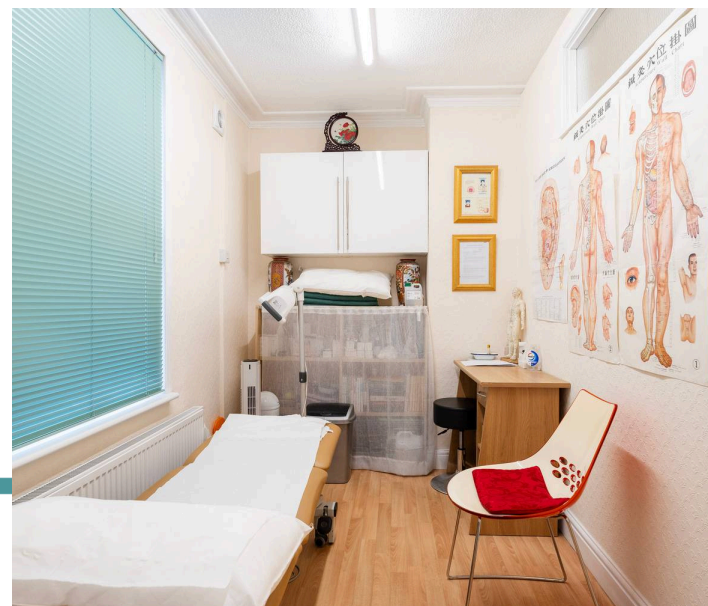
114 Silver Road, Norwich  
Norwich



Minors & Brady

Versatile, spacious and packed with potential, this unique end-terrace offers an exceptional live/work opportunity in a prime NR3 setting. Arranged with a commercial space on the ground floor and generous residential accommodation above, the property provides impressive flexibility for a variety of uses. The ground floor is ideally suited to business or professional purposes, while the first floor offers comfortable living with a lounge, three bedrooms and a shower room. The layout allows for clear separation between working and living areas, or scope to reconfigure to suit personal needs (subject to any necessary permissions). Outside, a low-maintenance courtyard garden and off-road parking add further practicality to this already appealing home. Offered with no onward chain, this is a rare opportunity in a highly convenient and well-connected location.

- Substantial end-terrace property offering generous and flexible internal space across two floors
- Unique opportunity for combined residential and commercial use, ideal for a live/work setup
- Ground floor currently arranged for business purposes with reception, treatment room, office and kitchen
- Well-proportioned first-floor accommodation including a spacious lounge and three bedrooms
- Layout allows clear separation between commercial and residential areas
- Potential to reconfigure or adapt the property to suit individual requirements (subject to permissions)
- Low-maintenance paved courtyard garden providing private outdoor space
- Off-road parking via a private driveway, a rare feature within this location
- Situated in the highly sought-after NR3 area within easy reach of Norwich city centre and amenities
- Offered with no onward chain



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# 114 Silver Road

## Norwich

### The Location

Silver Road, located to the north of Norwich city centre, is a vibrant and well-established residential area known for its strong sense of community and broad appeal. The street itself is characterised by a mix of period properties and traditional terraces, giving it plenty of character while remaining highly practical for everyday living.

Its popularity with families and professionals alike is driven by its convenience, accessibility and well-balanced environment.

The area benefits from a wide range of local amenities within easy walking distance, including independent shops, supermarkets, cafés, takeaways and convenience stores, making it an ideal location for those seeking a lifestyle where most daily needs are close at hand. There are also several well-regarded schools nearby, making the area particularly attractive to families.

Silver Road is exceptionally well connected, with frequent bus services providing direct access into Norwich city centre, which is only a short journey away. The city centre offers an extensive range of shopping, dining, entertainment and cultural attractions, including Norwich Market, theatres and historic landmarks. In addition, the nearby ring road and main routes allow for straightforward commuting in and out of the city.

One of the key lifestyle benefits of the area is its proximity to green spaces. Mousehold Heath is just a short distance away, offering expansive open parkland, scenic walking routes and panoramic views across Norwich. The nearby River Wensum also provides attractive riverside walks and opportunities for outdoor leisure, adding to the area's overall appeal.



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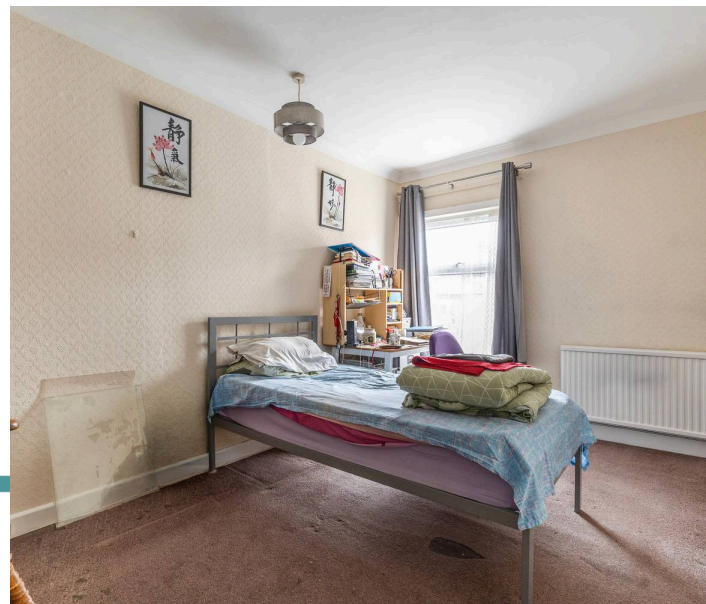
Norwich

## Silver Road, Norwich

Located in the ever-popular NR3 area of Norwich, this substantial and highly versatile end-terrace property presents a rare and exciting opportunity for a wide range of buyers. Currently configured to accommodate a well-established acupuncture business on the ground floor, with spacious residential living arranged over the first floor, the property lends itself perfectly to those seeking a live/work environment, or those looking to adapt or reconfigure the space to suit individual requirements (subject to any necessary permissions).

The ground floor offers a flexible and functional layout, ideally suited for commercial use. There is a generous main reception room, a separate treatment room, an office, and a kitchen, along with a WC for convenience. The layout allows for a clear distinction between working and living spaces, making it ideal for those operating a business from home, while still offering the potential to be adapted into a purely residential arrangement if desired.

Upstairs, the property continues to impress with well-proportioned and bright accommodation. A spacious lounge provides a comfortable and inviting living area, complemented by three bedrooms, all of which offer flexibility for family living, guest rooms or home office space. The first floor is completed by a modern shower room, serving all bedrooms.



# 114 Silver Road

Norwich

Externally, the property benefits from a low-maintenance paved courtyard garden, offering a private outdoor space with minimal upkeep required. In addition, there is the significant advantage of a driveway providing off-road parking, a rare and highly desirable feature in this central location.

Offering substantial internal space, flexibility of use and a prime location, this is a unique opportunity with plenty of potential. Whether continued as a commercial/residential premises or reimagined into a spacious home, early viewing is highly recommended to fully appreciate what this property has to offer.

## Agents Note

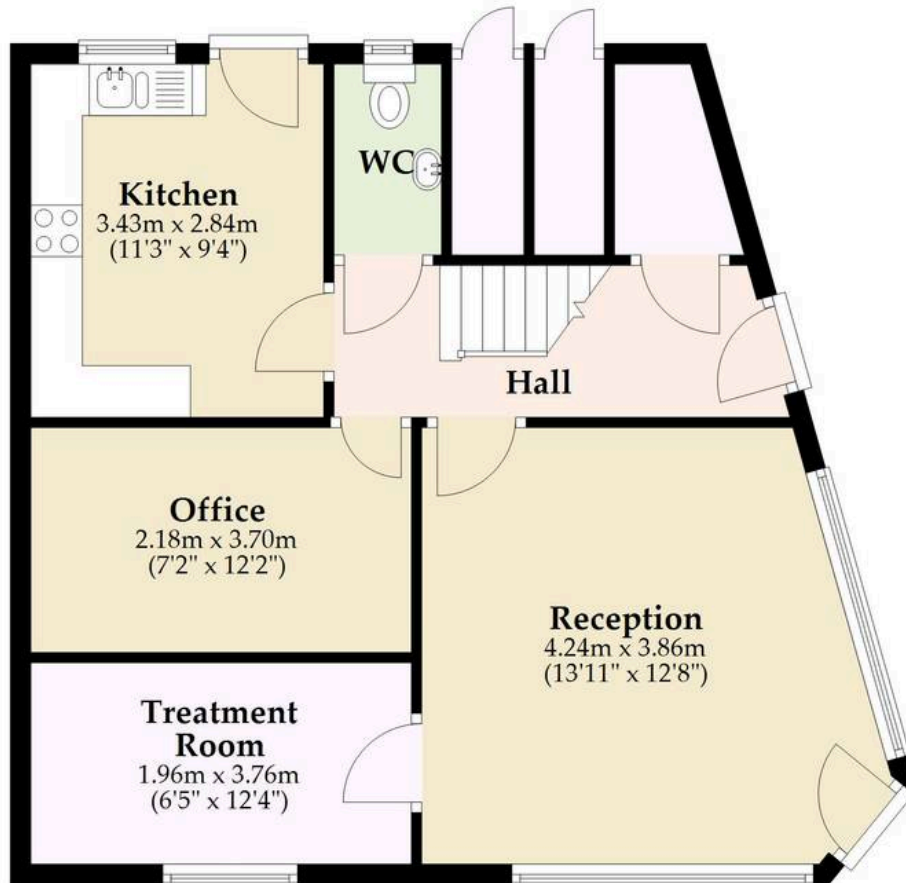
This property will be sold freehold and connected to mains water, electricity, gas and drainage.



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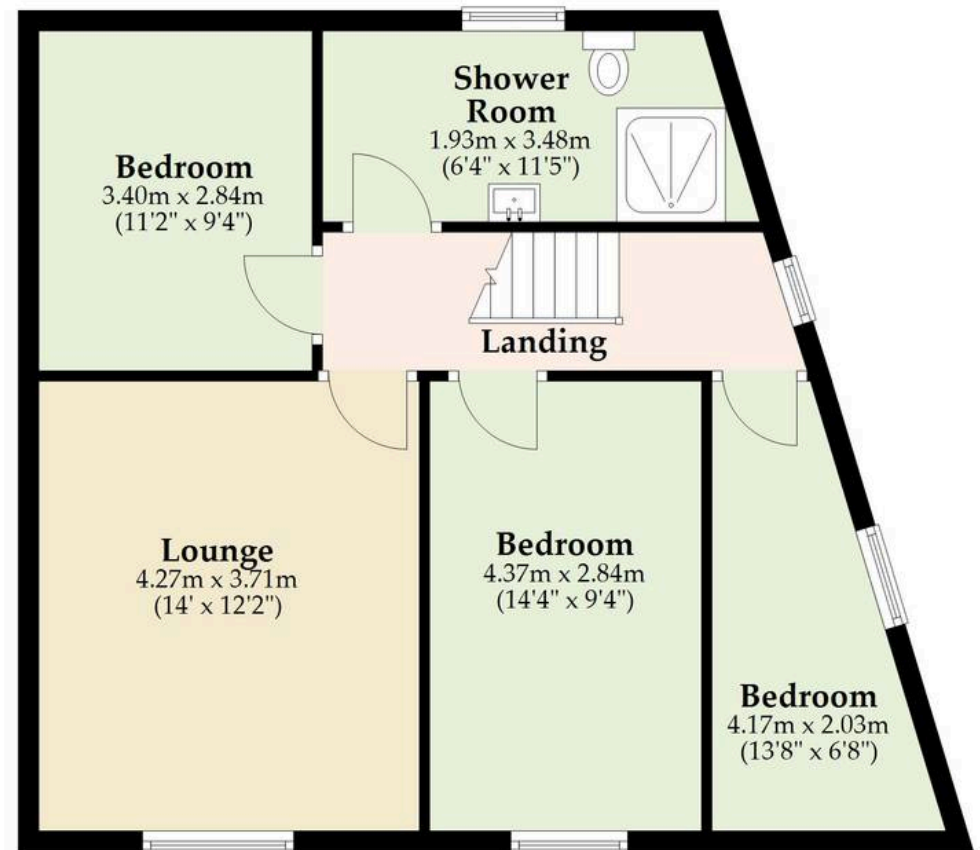
## Ground Floor

Approx. 58.0 sq. metres (624.3 sq. feet)



## First Floor

Approx. 60.8 sq. metres (654.1 sq. feet)



Total area: approx. 118.8 sq. metres (1278.4 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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