



61 Cozens Road, Norwich
Norwich



Minors & Brady

61 Cozens Road

Bold, characterful and beautifully styled, this Victorian terrace blends period charm with striking modern design. Inside, two well-proportioned reception rooms create a flexible layout ideal for both relaxed living and entertaining. The standout kitchen features deep navy units paired with a vibrant yellow tiled backsplash, adding personality while remaining highly functional. A stylish ground floor bathroom continues the design-led feel, complete with rich green tiling and a contemporary crittall-style shower screen. Upstairs, two generous double bedrooms are complemented by a versatile third room accessed from the principal, recently enhanced for comfort. Outside, a private, non-bisected garden completes a home that delivers both individuality and convenience in a sought-after city location.

- Characterful victorian terrace blending period charm with bold modern styling
- Two versatile reception rooms ideal for both relaxing and entertaining
- Striking contemporary kitchen with navy cabinetry and vibrant yellow tiled splashback
- Stylish ground floor bathroom featuring rich green tiling and crittall-style shower screen
- Two spacious double bedrooms with excellent natural light
- Additional third room accessed from the principal bedroom, ideal as a study, nursery or dressing room
- Recently enhanced insulation to the additional bedroom space for improved comfort
- Private, non-bisected rear garden with a mix of patio and lawn
- Convenient city-fringe location within easy reach of norwich city centre and train station
- Well-connected position with access to local amenities, transport links and nearby green spaces





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The Location

Situated just to the east of Norwich city centre, Cozens Road enjoys a convenient and well-connected position, making it a highly practical choice for a wide range of buyers. The area is particularly popular for its balance of accessibility and residential comfort, offering easy access to the city while retaining a quieter neighbourhood feel.

Norwich city centre is within close reach, providing an extensive selection of independent shops, well-known retailers, cafés, restaurants and cultural attractions. From historic landmarks and theatres to modern shopping destinations, the city offers something for every lifestyle, all just a short distance from the property.

For commuters, the location is especially appealing. Norwich railway station is nearby, offering direct and regular services to London Liverpool Street, alongside connections to Cambridge and other regional destinations. In addition, several bus routes operate locally, providing straightforward links across the city and surrounding areas.

The area also benefits from a variety of everyday amenities within easy reach, including supermarkets, convenience stores, and healthcare facilities. Well-regarded schools are also nearby, further enhancing the appeal for families.

For those who enjoy outdoor space, the River Wensum and surrounding green areas are close by, offering riverside walks and opportunities to enjoy nature without needing to travel far. The nearby Whitlingham Country Park also provides additional green space, ideal for walking, cycling and leisure activities.



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Cozens Road, Norwich

This charming Victorian mid-terrace home offers a wonderful blend of character and contemporary styling, ideally positioned within easy reach of Norwich city centre and the train station, making it perfectly suited to both city living and commuting.

Thoughtfully updated by the current owners, the property presents a well-balanced layout across two floors, combining period proportions with modern finishes.

Upon entering, the home immediately feels warm and inviting, with two well-proportioned reception rooms providing flexible space for both relaxing and entertaining. The living room offers a comfortable setting for everyday use, while the dining room creates a natural flow through the property and lends itself well to both informal and more sociable gatherings.

To the rear, the kitchen has been tastefully modernised, featuring a bold and stylish design. Navy units provide a strong, contemporary base, beautifully contrasted by a striking yellow tiled backsplash that adds character and personality. The layout is both practical and functional, offering ample cupboard space and room for appliances, making it well suited to daily cooking and use.



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The ground floor is completed by a beautifully updated bathroom, finished with distinctive green tiling that creates a rich and eye-catching aesthetic. A crittall-style shower screen adds a modern industrial touch, complementing the overall design and providing a high-quality, polished feel.

Upstairs, the property offers two generous double bedrooms, both maintaining a sense of space and light typical of the period. A third bedroom is accessed from the principal room, offering versatility for use as a nursery, dressing area or home office. This space has recently benefited from upgraded insulation, improving both warmth and practicality.

Externally, the rear garden is fully enclosed and non-bisected, providing a private and usable outdoor space. Thoughtfully arranged with a combination of patio and lawn, it offers a balanced setting for relaxing, entertaining or enjoying time outside.

Altogether, this is a characterful and stylish home that successfully blends Victorian charm with bold modern design, all within a highly convenient and well-connected Norwich location.

Agents Note

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



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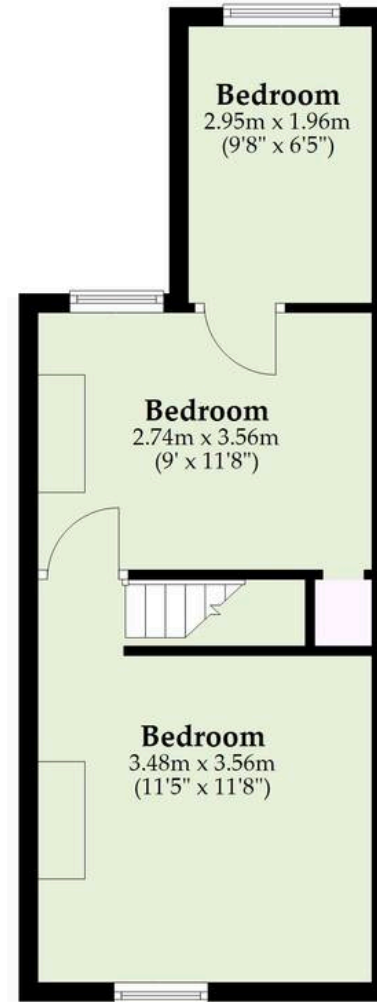
Ground Floor

Approx. 34.8 sq. metres (374.1 sq. feet)



First Floor

Approx. 31.8 sq. metres (342.4 sq. feet)



Total area: approx. 66.6 sq. metres (716.4 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.

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



Meet *Liam*
Branch Manager



Meet *Nagilla*
Aftersales Team Leader



Meet *Tristan*
Senior Property Lister

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