



10 Clarence Harbour Court, Carrow Road, Norwich

Norwich

Minors & Brady

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Norwich

A home that places you right in the flow of Norwich city life, this mid-terrace townhouse offers an inviting mix of comfort, practicality and modern touches. With the Riverside quarter, the train station and Carrow Road all just moments away, it's perfectly positioned for anyone who wants everyday convenience without losing the ease of a well-kept residential setting. Inside, the layout is thoughtfully arranged, with flexible areas for home working, relaxed living and effortless daily routines, supported by recent upgrades including a new energy-efficient boiler and fresh carpets. With its private courtyard, allocated parking and a calm top-floor principal suite, it's a home that feels ready to settle into, ideal for those seeking a well-connected base with a lifestyle-focused edge.

Agents Notes

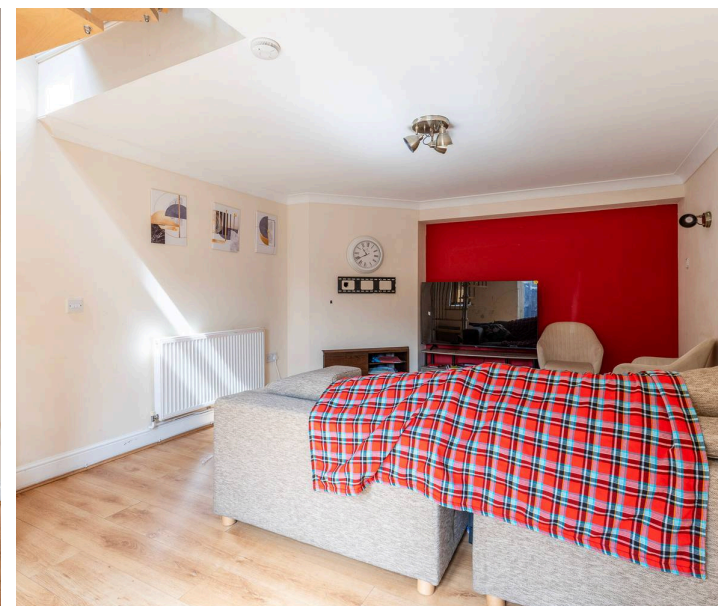
Freehold. Maintenance fee: Approx. £300 per year. Renewal for charges: 1st January 2027.

Connected to mains water, electricity, gas and drainage. Gas central heating.

Disclaimer: Access to the shared car park, including the allocation of one designated parking space and the use of visitor parking spaces, is subject to the rules, regulations, and ongoing management of Norfolk Meadows Management Company.

The car park is operated on behalf of the residents, and all rights of access, use, and enforcement remain with the management company.

Provision of parking facilities is contingent upon payment of the annual maintenance fee, as set by the management company.

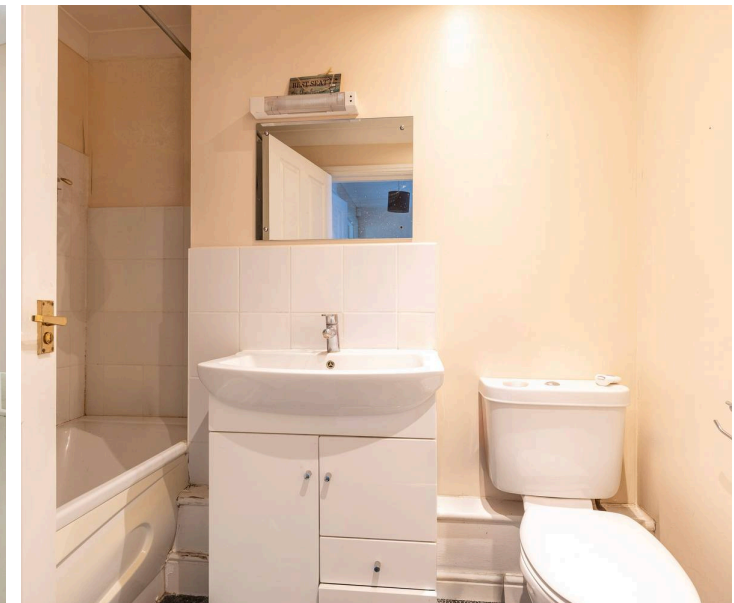
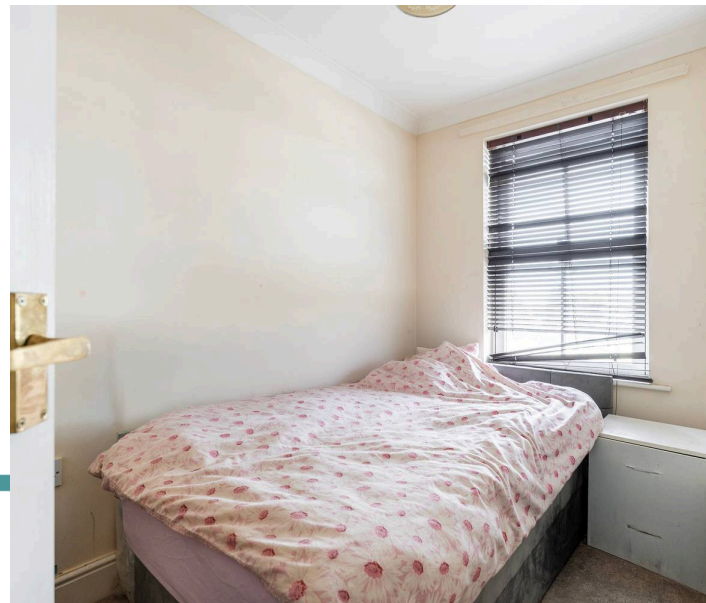


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- Mid-terrace townhouse positioned within a prime location of Norwich city centre, only a 5 minute walk to the train station
- Moments away from Carrow Road Stadium, Riverside retail park, the River Wensum and River Entertainment
- Brand-new energy-efficient boiler installed in 2021
- Carpets replaced throughout in 2021
- Flexible home office that is suitable for home-working, with the option to be a bedroom or snug if preferred
- Kitchen/dining room fitted with cabinetry, a high-spec integrated oven and an induction hob, with a spiral staircase down to the living room
- First-floor hosts two bedrooms and a family bathroom
- Second-floor offers a principal bedroom with Velux windows and a private modern en-suite
- A private, low-maintenance courtyard ideal for outdoor seating
- Allocated parking with shared visitor parking



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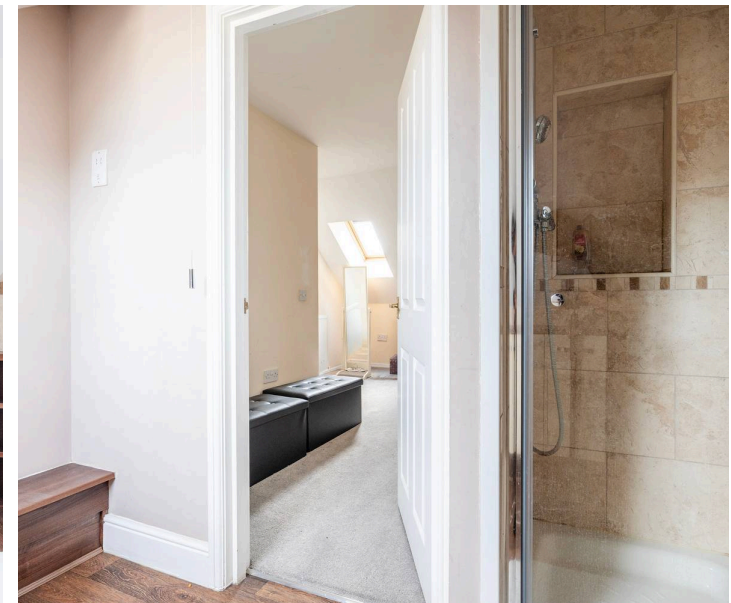
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Carrow Road

Carrow Road sits on the south-eastern edge of Norwich city centre, giving it a location that blends convenience with a lively, urban lifestyle. The setting is shaped by the River Wensum, with footpaths and open views that make the area feel connected and walkable. It's a five-minute walk from Norwich Train Station, placing regional and national travel right on the doorstep. The football stadium anchors the neighbourhood, bringing energy on match days and a steady flow of year-round activity. Within minutes you reach the Riverside retail and leisure district, home to shops, a large leisure centre, gyms, a cinema, and a wide mix of restaurants and entertainment venues.

The city centre's main shopping areas, including Chantry Place and Castle Quarter, are close enough for everyday errands or weekend browsing, and the surrounding streets offer cafés, independent businesses, and essential services. Education options range from local schools to the University of East Anglia within easy reach, while Norwich Airport sits a short drive away for domestic and European connections. Altogether, the area around Carrow Road offers a practical, well-connected lifestyle with everything from riverside walks to major amenities within comfortable walking distance.



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Stepping inside, a welcoming entrance hall sets the tone, offering a sense of privacy from the street and introducing the home's easy flow. A ground-floor study sits to one side, ideal for home-working, but equally suited to use as a snug or occasional bedroom. A guest WC adds everyday practicality.

To the rear, the kitchen and dining space forms the social heart of the home. Fitted cabinetry, a high-spec integrated oven and an induction hob create a clean, modern feel, while the spiral staircase adds a touch of character, leading down to the light-filled living room. This lower-level space feels surprisingly calm and private, an inviting spot for relaxing at the end of the day.

The first floor hosts two comfortable bedrooms and a well-presented family bathroom, offering flexibility for guests, children or additional workspace.

At the top of the house, the principal bedroom suite enjoys elevated views through Velux windows and the privacy of its own modern en-suite. It's a peaceful retreat that feels pleasantly separate from the rest of the home.

Outside, a private courtyard provides a low-maintenance spot for morning coffee or evening drinks.

The property also benefits from allocated parking and shared visitor spaces, rare advantages this close to the city centre.

This townhouse offers a compelling blend of city convenience, modern comfort and flexible living, making it an appealing choice for professionals, commuters, first-time buyers or anyone seeking a well-located home with character and practicality in equal measure.

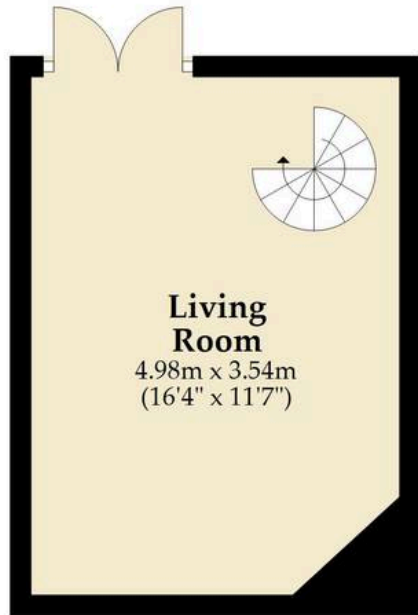


Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		87
(69-80)	C	77	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

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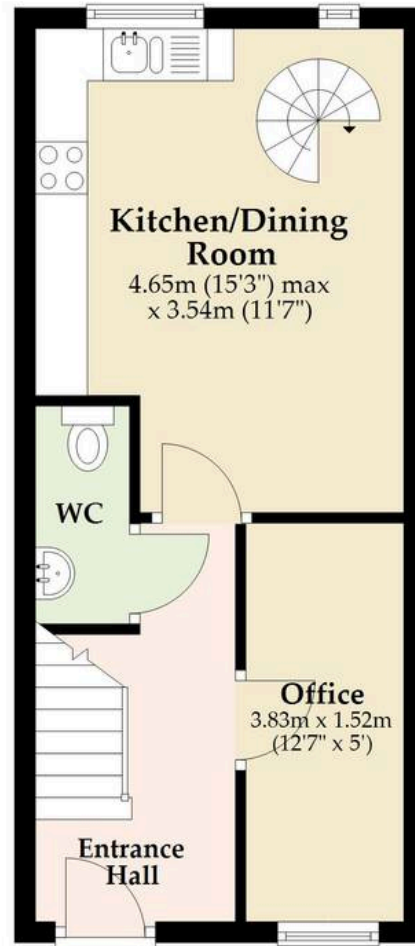
Lower Ground Floor

Approx. 17.6 sq. metres (189.6 sq. feet)



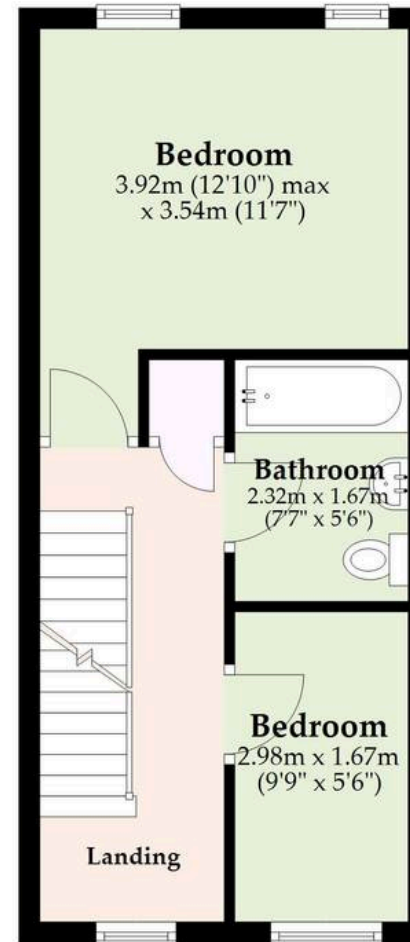
Ground Floor

Approx. 23.4 sq. metres (251.7 sq. feet)
(excluding Entrance Hall)



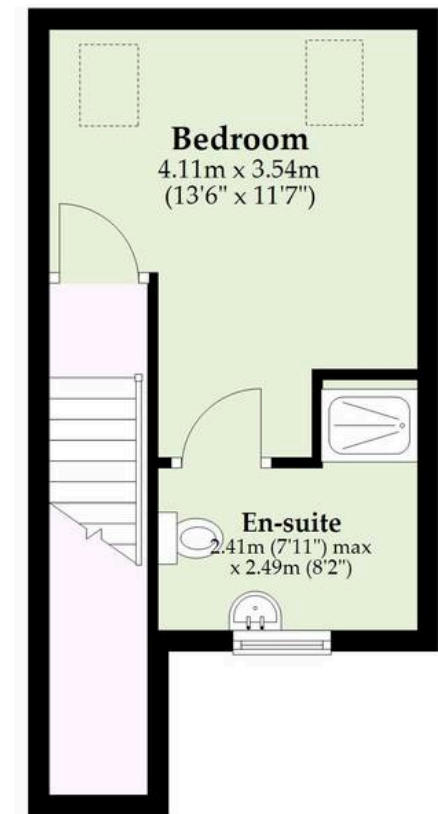
First Floor

Approx. 30.4 sq. metres (326.8 sq. feet)



Second Floor

Approx. 21.9 sq. metres (236.0 sq. feet)



Total area: approx. 93.3 sq. metres (1004.2 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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 norwich@minorsandbrady.co.uk

 01603 365085

 107 Unthank Road, Norwich, NR2 2PE

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