



95 York Street, Norwich

Norwich



Minors & Brady

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Norwich

Located within Norwich's highly desirable Golden Triangle, this beautifully presented Victorian terrace has been thoughtfully updated to create a stylish and characterful home ready for immediate enjoyment. Blending period charm with modern finishes, the property benefits from a recent kitchen and dining extension, a recently refitted bathroom and a low-maintenance rear garden, all while retaining a wealth of original features including reclaimed internal doors and attractive sash windows.

Positioned within easy reach of Norwich city centre, local amenities, cafés, restaurants and transport links, this is an excellent opportunity to acquire a turnkey home in one of the city's most sought-after locations.



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- Guide price: £300,000 - £325,000
- Beautifully presented Victorian terrace situated within Norwich's highly sought-after Golden Triangle
- Stylish open plan kitchen and dining space enhanced by a recent extension and roof lantern
- Characterful sitting room featuring an attractive fireplace and reclaimed original internal doors
- Recently refitted family bathroom finished to a high standard with contemporary fittings
- Two generous double bedrooms
- Thoughtfully updated throughout, creating a true turn key home with no work required
- Double glazed sash windows combining period character with modern efficiency
- Low maintenance rear garden designed for easy enjoyment throughout the year
- Detached summer house providing useful storage, workshop or hobby space

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D



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Location

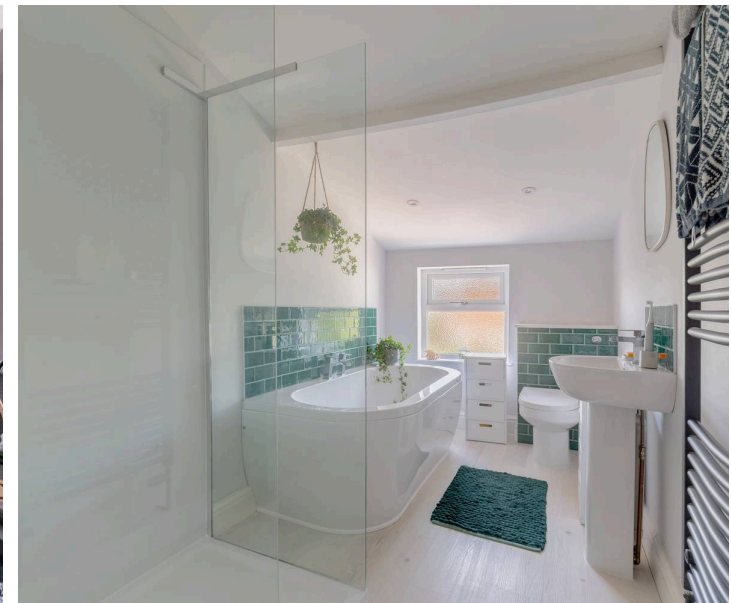
Situated in the sought-after NR2 district, York Street enjoys a prime position just west of Norwich city centre. This popular area is renowned for its characterful streets, vibrant community atmosphere, and excellent selection of independent cafés, restaurants, pubs, and local shops. Residents benefit from easy access to the city centre's extensive retail, leisure, and cultural attractions, including theatres, museums, and Norwich Market.

The area is also well served by public transport and road links, while nearby green spaces such as Chapelfield Gardens and Eaton Park provide opportunities for recreation and outdoor leisure. With a blend of city convenience and a strong neighbourhood feel, NR2 remains one of Norwich's most desirable locations.

York Street

Stepping through the front door, you are welcomed into a charming sitting room where an attractive cast iron fireplace creates an eye-catching focal point. Character features combine effortlessly with tasteful décor, creating a warm and inviting space to relax and unwind.

Continuing through the property, the accommodation opens into an impressive kitchen and dining area that has been significantly enhanced by a recent extension.



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Designed with modern living in mind, this sociable space offers ample room for both dining and entertaining, while a roof light floods the room with natural light and further enhances the sense of space. The contemporary kitchen provides generous storage, extensive worktop space and room for appliances, making it equally practical as it is stylish. A convenient ground floor WC is positioned beyond the kitchen. The first floor accommodation comprises of two comfortable double rooms. Serving the bedrooms is a recently refitted family bathroom, finished to a high standard and featuring contemporary fittings that complement the home's modern presentation.

Outside, the rear garden has been designed with ease of maintenance in mind, creating an attractive outdoor space that can be enjoyed throughout the year without demanding extensive upkeep. A detached summer house provides valuable additional storage and offers flexibility for hobbies, workshop use or general household requirements.

Combining a sought-after location, stylish presentation and thoughtfully improved accommodation, this impressive Victorian terrace presents a fantastic opportunity for buyers seeking a character home that requires little more than moving in and enjoying.



Ground Floor

Approx. 45.4 sq. metres (488.2 sq. feet)



First Floor

Approx. 36.7 sq. metres (394.8 sq. feet)



Total area: approx. 82.0 sq. metres (883.1 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

Minors & Brady
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