



24 Guardian Road, Norwich  
Norwich



Minors & Brady

## 24 Guardian Road

Norwich

Positioned within a convenient and well-connected area of Norwich, this spacious two-bedroom first-floor apartment presents an excellent opportunity for first-time buyers, investors or those seeking a low-maintenance home close to everyday amenities.

Offering well-proportioned accommodation throughout, the property benefits from its own private entrance, an enclosed rear garden and useful external storage, combining practicality with comfortable living.

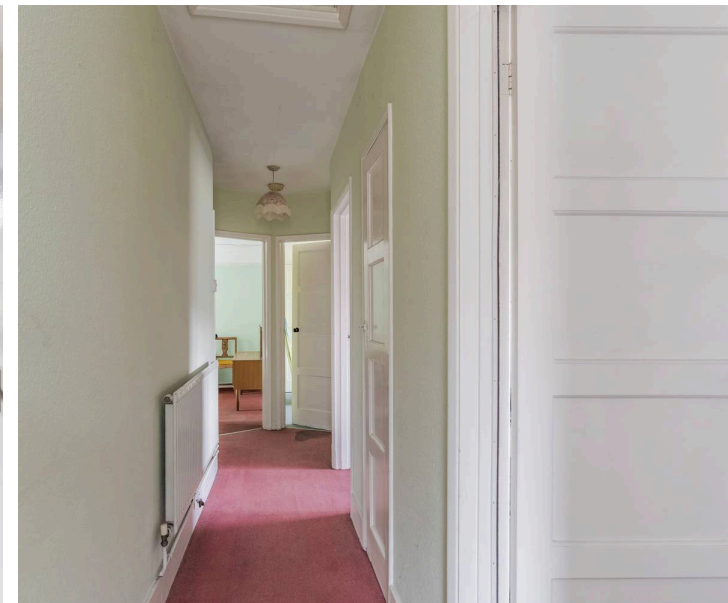


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## 24 Guardian Road

Norwich

- Ideal first purchase or investment opportunity in a convenient Norwich location
- Well proportioned two bedroom first floor apartment offering spacious accommodation throughout
- Bright and airy dual aspect living room filled with natural light
- Separate fitted kitchen with ample storage and workspace
- Two bedrooms, including a generous principal double bedroom
- Family bathroom fitted with a three piece suite
- Enclosed rear garden providing valuable outdoor space
- Useful external shed offering additional storage
- Close to local amenities, schools, transport links and easy access into Norwich city centre



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# 24 Guardian Road

Norwich

## Location

Situated to the west of Norwich, Guardian Road enjoys a convenient residential setting with excellent access to a wide range of amenities. The area is well served by supermarkets, local shops, healthcare facilities, and schooling options, while the nearby University of East Anglia and Norfolk and Norwich University Hospital add to the area's appeal and connectivity. Regular bus services and good road links provide easy access to Norwich city centre and the surrounding areas.

Residents can enjoy nearby green spaces, including Earlham Park and the Yare Valley, offering opportunities for walking, cycling, and outdoor recreation. Norwich city centre is within easy reach, providing an extensive selection of shopping, dining, entertainment, and cultural attractions, making this a well-connected location with both everyday convenience and leisure opportunities close at hand.

## Guardian Road

The property is accessed via a private ground floor entrance hall, with stairs rising to the main accommodation. At the heart of the home is a bright and generously sized living room, enjoying a dual aspect that allows natural light to flood the space throughout the day. There is ample room for both seating and dining furniture, creating a welcoming environment for relaxing or entertaining guests.



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Situated adjacent to the living room, the fitted kitchen offers a range of storage units and worktop space, together with room for essential appliances, making it a practical space for everyday cooking.

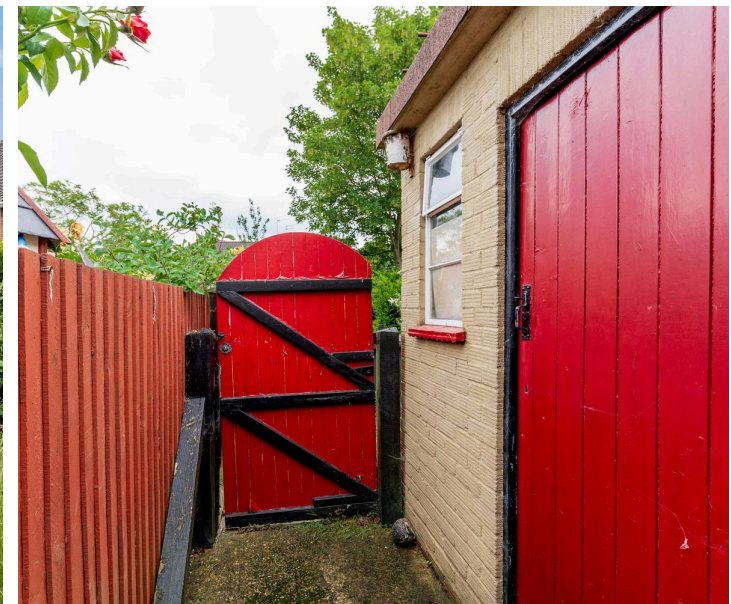
The apartment features two bedrooms, including a spacious principal double bedroom with plenty of room for freestanding furniture. The second bedroom is well suited as a guest room, nursery, dressing room or home office, providing flexibility to suit a variety of lifestyles. Completing the accommodation is the family bathroom, fitted with a three-piece suite.

Outside, the property enjoys the rare advantage of an enclosed rear garden, providing a private outdoor space to enjoy during the warmer months. A useful external shed offers additional storage for gardening equipment, bicycles or seasonal items.

### Agents Notes

Leasehold, with 86 years remaining. Ground rent - £10/month.

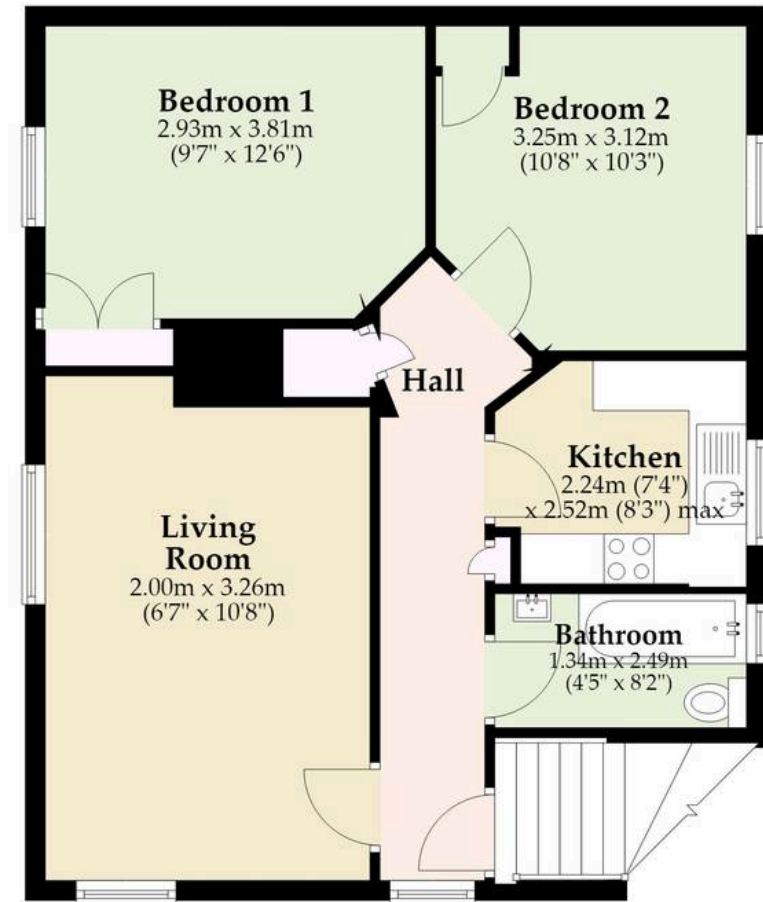
Connected to all main services. Council tax band - TBD



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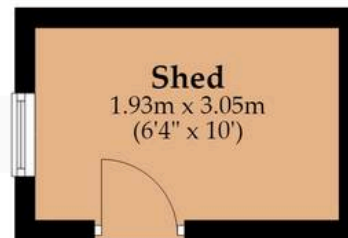
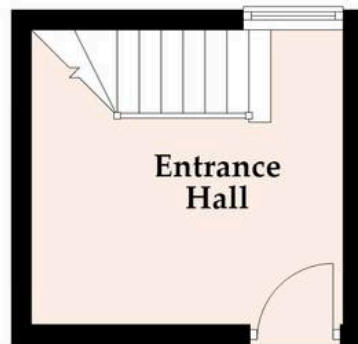
## First Floor

Approx. 57.7 sq. metres (621.5 sq. feet)



## Ground Floor

Approx. 15.1 sq. metres (162.6 sq. feet)



Total area: approx. 72.9 sq. metres (784.2 sq. feet)

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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

Minors & Brady  
*Your home, our market*

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