



63 Cambridge Street, Norwich
Norwich



Minors & Brady

63 Cambridge Street

Norwich

A stunningly renovated Victorian terrace in the heart of the Golden Triangle, offering stylish family living across three beautifully presented floors. This impressive hall-entrance home seamlessly combines period charm with modern comforts, creating a welcoming and versatile living environment. Two light-filled reception rooms and a newly installed contemporary kitchen provide excellent space for both everyday living and entertaining. Four generously sized bedrooms, including a spacious loft conversion, are complemented by two family bathrooms and an additional cloakroom. Outside, a south-facing rear garden offers fantastic potential to create an attractive outdoor retreat with private rear access. Offered with no onward chain, this exceptional home is perfectly positioned to enjoy everything one of Norwich's most sought-after locations has to offer.

- Beautifully renovated hall-entrance Victorian terrace
- Four spacious bedrooms arranged over three floors
- Highly sought-after Golden Triangle location
- Two elegant reception rooms with period fireplaces
- Newly fitted contemporary kitchen with integrated appliances
- Two modern bathrooms plus additional cloakroom
- Character features blended with stylish modern finishes
- Generous south-facing rear garden with private access
- Complete electrical rewire and updated heating system
- Offered for sale with no onward chain



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The Location

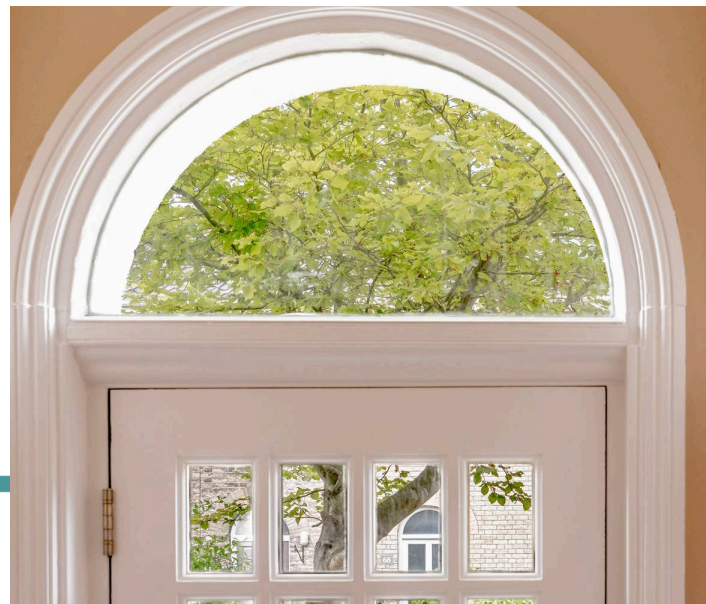
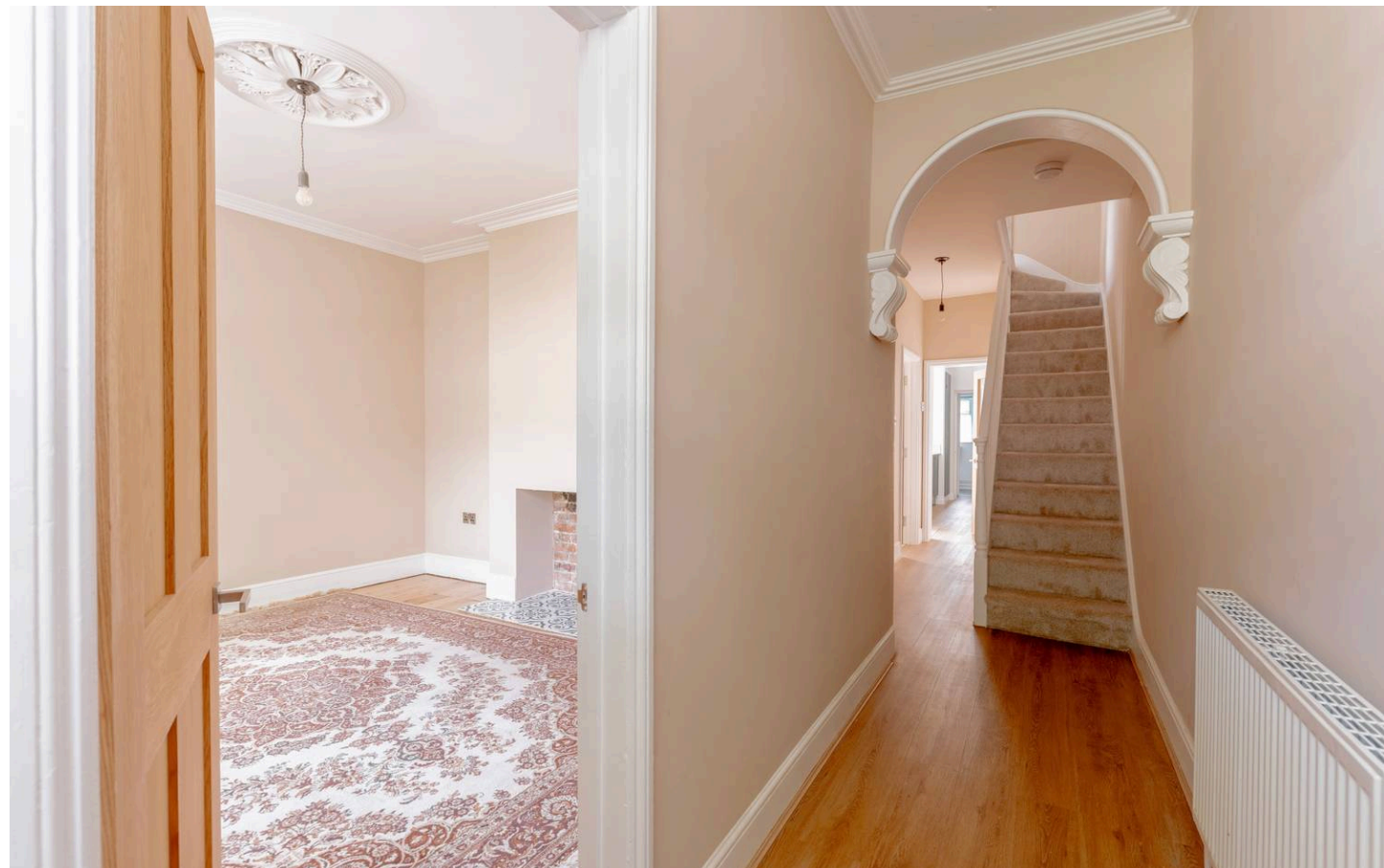
Nestled in one of Norwich's most sought-after areas, Cambridge Street offers a truly exceptional location that seamlessly combines city convenience with a sense of community. Perfectly positioned for students, the University of East Anglia is just minutes away, making this an ideal base for those pursuing academic excellence.

Professionals will also appreciate the proximity to the Norfolk and Norwich Hospital, providing effortless access for medical staff and healthcare workers.

The property enjoys unrivalled centrality, with Norwich's vibrant city centre just a short stroll away. Here, residents can explore a rich variety of boutiques, cafes, artisan coffee shops, and top-tier restaurants, ensuring there is always something to suit every taste and lifestyle.

Families will value the nearby Jenny Lind Park, a beautifully maintained green space perfect for leisurely walks, outdoor play, or weekend relaxation. Daily conveniences are also at your fingertips, with a Tesco Express and other essential amenities just moments from your door.

For dining and local culture, the bustling Unthank Road is within easy walking distance, offering a curated mix of independent shops, popular eateries, and the renowned William and Florence restaurant, a favourite among locals. The area's strong sense of community is complemented by excellent transport links: the A11 and A47 are easily accessible, providing swift connections to the wider region, while Norwich city centre and the train station are just a short journey away.



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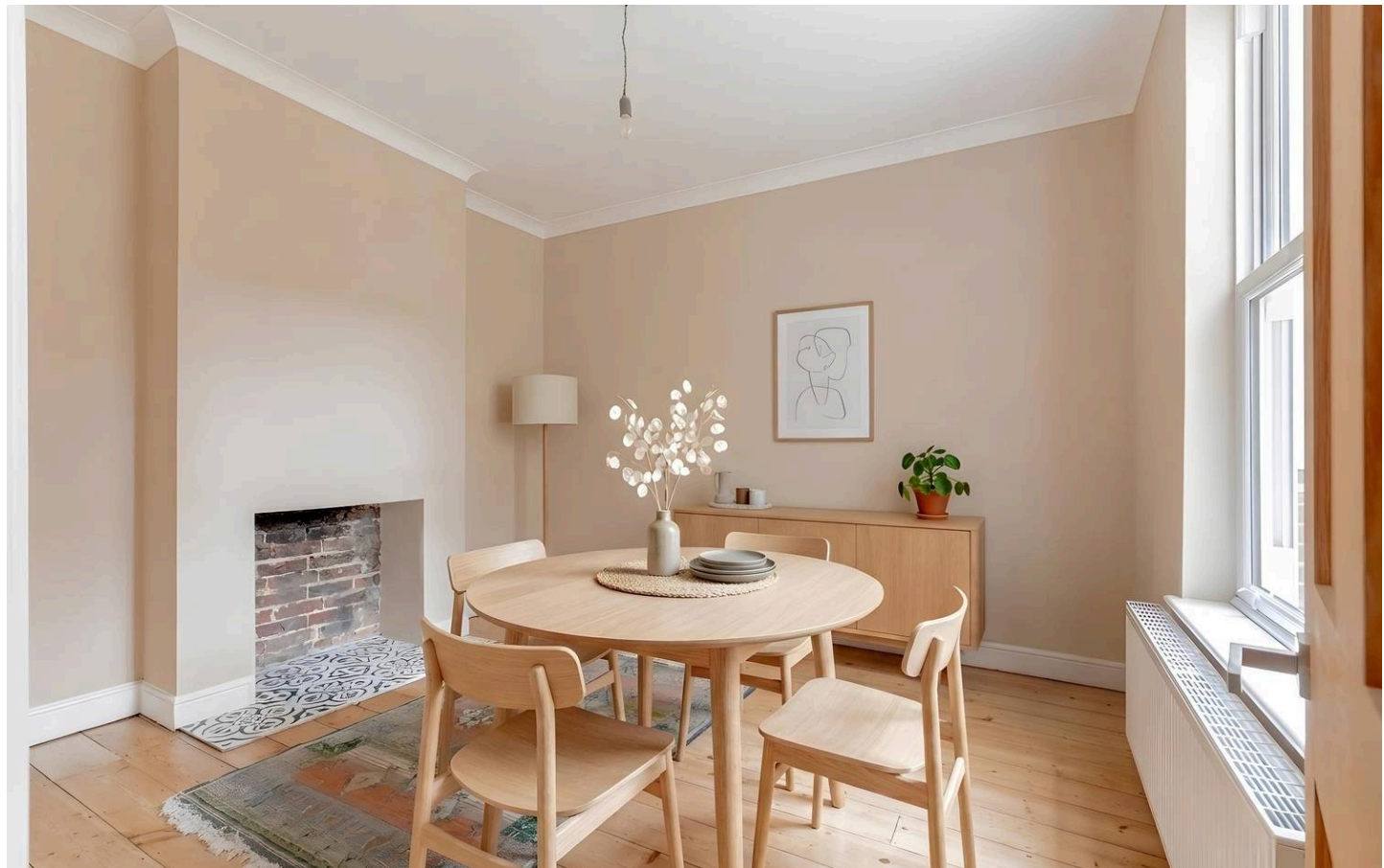
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Cambridge Street, Norwich

Offered with **no onward chain**, this impressive hall-entrance Victorian terrace has undergone an extensive programme of renovation, carefully combining the character and elegance of a period home with the comfort and practicality of modern living. Thoughtfully redesigned under architectural and building control supervision, the property now provides spacious and versatile accommodation arranged over three floors, ideal for growing families, professionals, or those seeking a turnkey home in one of Norwich's most desirable locations.

Stepping inside, the welcoming entrance hall immediately showcases the property's period charm. Original features blend seamlessly with contemporary finishes, creating a warm and inviting first impression.

The ground floor benefits from two beautifully proportioned reception rooms, each enjoying excellent natural light and attractive fireplace recesses, offering flexible spaces for both relaxing and entertaining. Whether used as separate sitting and dining rooms or adapted to suit individual lifestyles, these rooms provide a wonderful balance of character and functionality.



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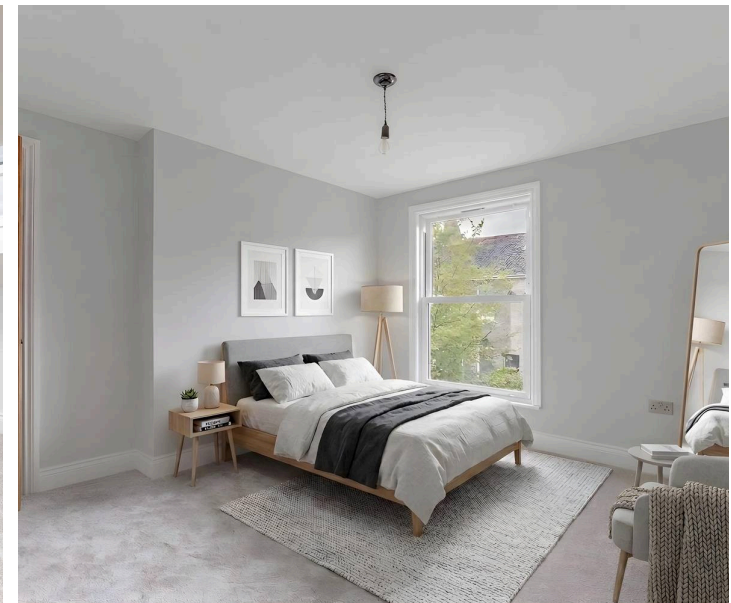
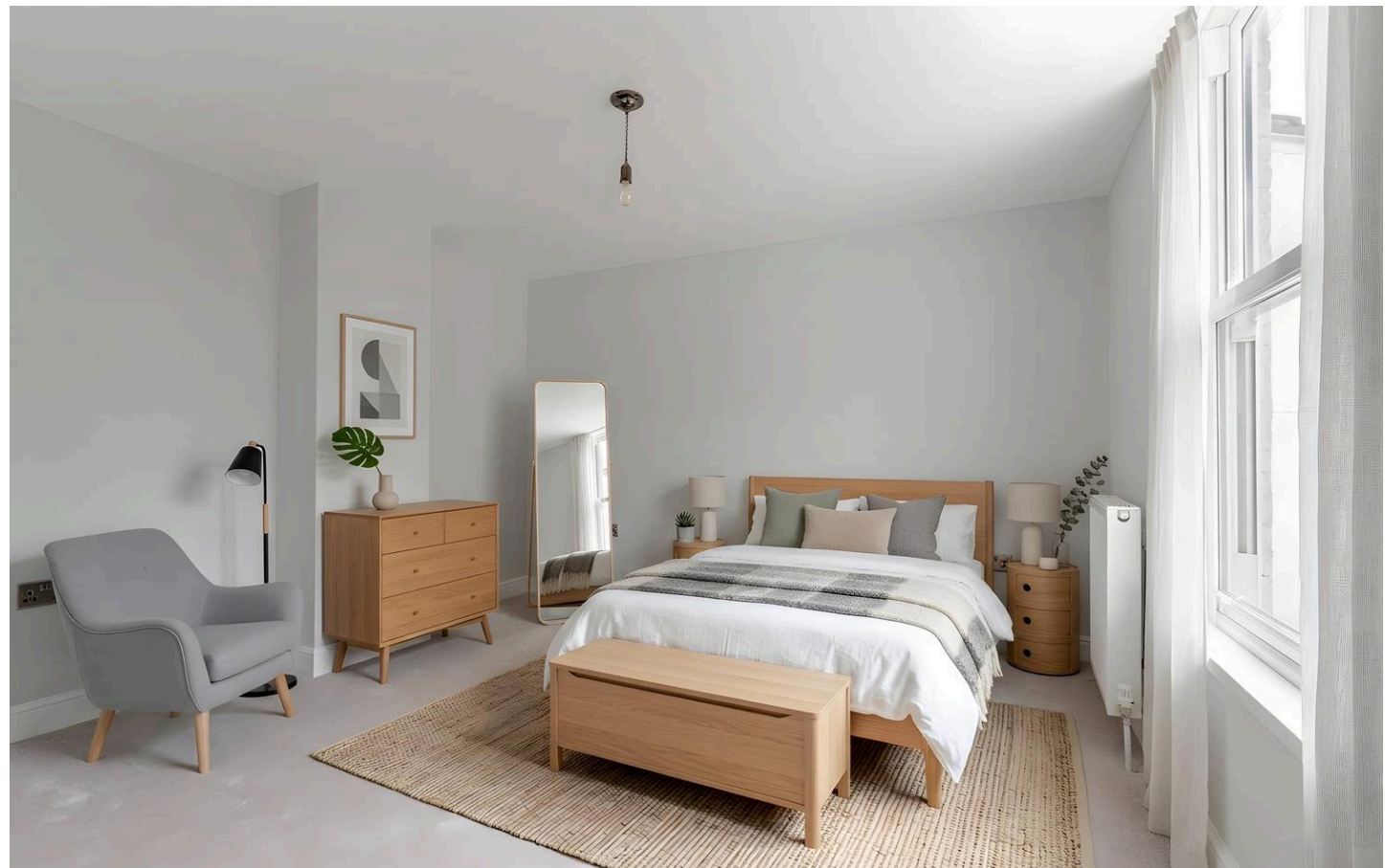
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The recently installed kitchen has been designed with both style and practicality in mind. Fitted with a comprehensive range of modern units and quality work surfaces, the space is further enhanced by an induction range cooker, integrated full-height fridge and freezer, integrated dishwasher and ample storage. The kitchen enjoys direct access to the rear garden, creating an easy flow between indoor and outdoor living during the warmer months. Beyond the main kitchen area, there is further space designed for laundry appliances, alongside access to a contemporary ground-floor shower room, providing valuable convenience for modern family life.

The first floor offers three generously proportioned bedrooms, all accessed directly from the landing. The principal and second bedrooms are particularly spacious doubles, while the third bedroom provides excellent flexibility as a guest room, nursery or dedicated home office. Serving this level is a stylish family bathroom complete with bath and shower over, while an additional cloakroom with WC and wash basin adds further practicality, helping to accommodate busy households with ease.

Occupying the second floor, the converted loft room provides an impressive additional bedroom or highly adaptable living space. Featuring rooflights to both the front and rear aspects, the room enjoys excellent natural light throughout the day and would make a superb guest suite, hobby room, study or occasional bedroom. The characterful nature of the space, combined with its elevated position within the home, creates a peaceful and private retreat.



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Throughout the property, considerable investment has been made to ensure comfort and efficiency. The home benefits from a complete electrical rewire, modern heating system, USB charging points, radiators to all rooms and compliance with current building regulations, including appropriate fire protection measures. These improvements have contributed to the property's strong EPC rating of C, offering reassurance and efficiency for future owners.

Outside, the south-facing rear garden presents an excellent opportunity to create a wonderful outdoor sanctuary. Extending approximately 60 feet from the rear of the property, the garden enjoys a sunny aspect and already benefits from a recently installed patio area, external lighting, power points and private rear access leading towards Cambridge Street.

A concrete base is already in place, offering excellent potential for a garden shed, workshop or home office, subject to requirements. To the front, an enclosed area and pathway create an attractive approach to the property.

Agents Note

The property will be sold freehold and connected to mains water, electricity, gas



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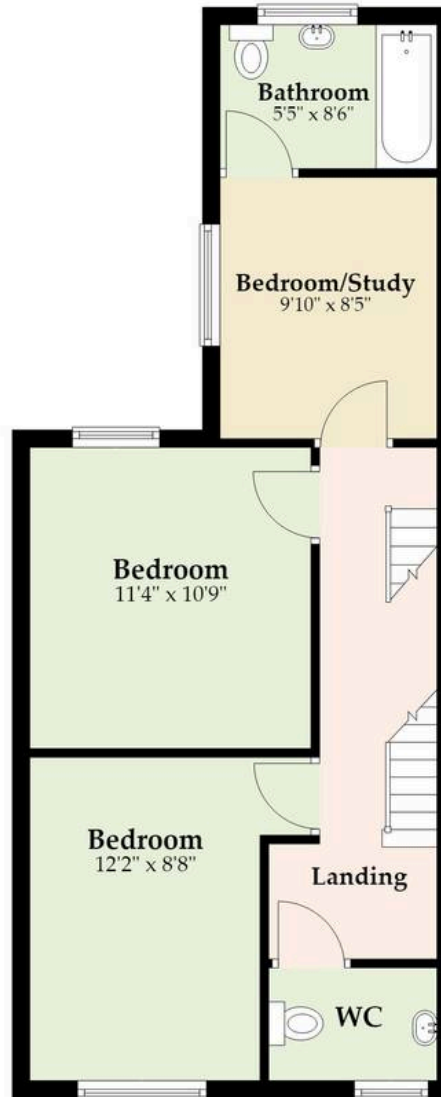
Ground Floor

Approx. 531.4 sq. feet



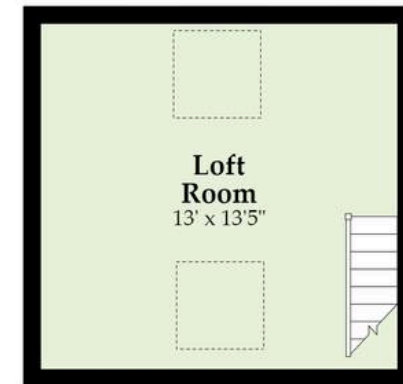
First Floor

Approx. 501.2 sq. feet



Second Floor

Approx. 174.4 sq. feet



Total area: approx. 1206.9 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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