



13 Kimberley Street, Norwich

Norwich

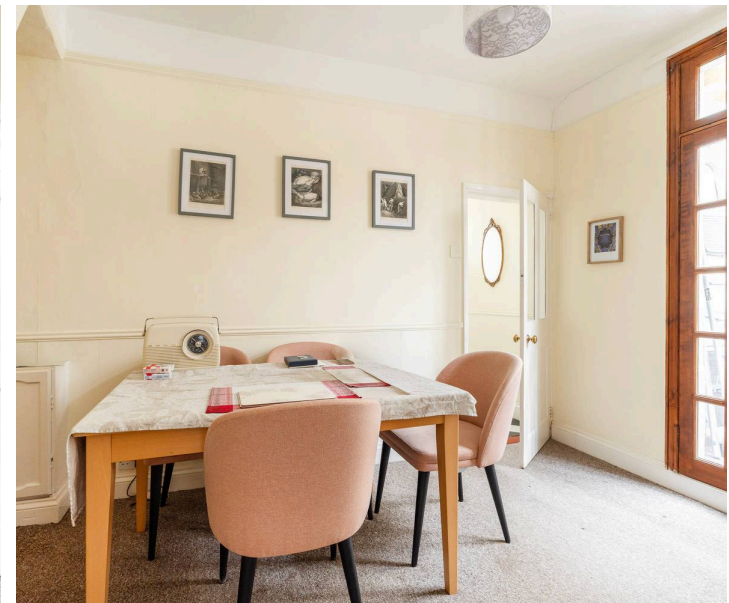
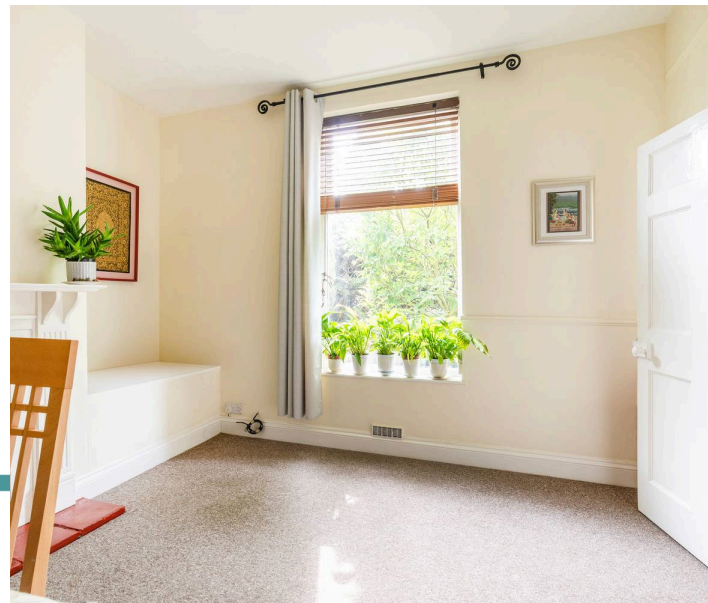


Minors & Brady

13 Kimberley Street

Norwich

Positioned in the heart of Norwich's Golden Triangle, this well-presented end-of-terrace home offers an appealing opportunity for first-time buyers, investors or families seeking strong access to city life. With bright, welcoming interiors, two comfortable bedrooms and a low-maintenance garden, the property delivers a practical layout enhanced by period features and a conservatory that opens directly to the outdoors. Its location within walking distance of the city centre ensures everyday amenities, education and transport links are all close at hand, making it a compelling choice for those looking for a home that supports modern living with ease.



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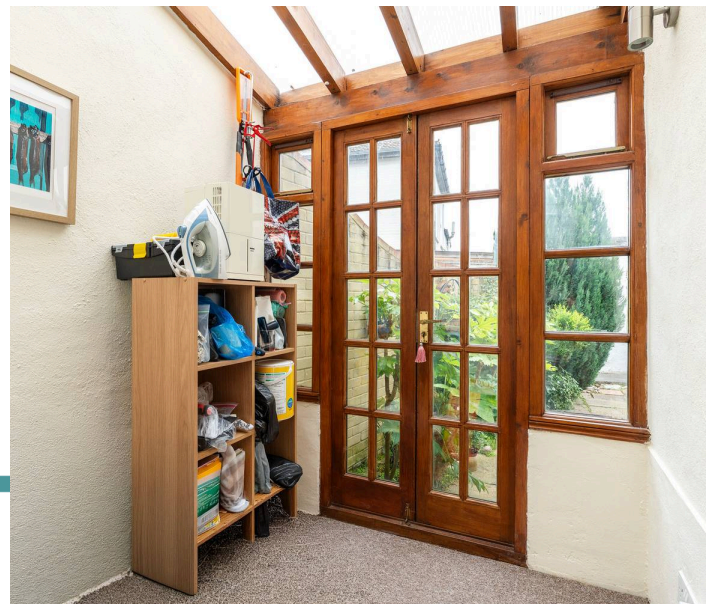
Norwich

Kimberley Street sits just off Unthank Road in Norwich's Golden Triangle, a residential area known for its Victorian terraces, walkable layout, and steady, lived-in feel. From the street, it's an easy fifteen-minute walk into the city centre, so day-to-day life tends to blend neighbourhood calm with quick access to Norwich's shops, cafés, and cultural spots.

Supermarkets are close enough to rely on without planning: Waitrose on Unthank Road is the nearest full-size option, with the Co-op on Gloucester Street also within a short walk. Schools in the immediate area include Town Close School and Norwich High School for Girls, both well-established and within the NR2 catchment.

Transport links are straightforward, buses run along Unthank Road, Norwich Train Station sits on the opposite side of the city centre, and Norwich Airport is a simple drive north. The University of East Anglia is only a couple of miles away, making cycling a practical choice for students and staff.

Green space is part of the appeal here too, with Eaton Park and Chapelfield Gardens offering room to run, read, or meet friends. The lifestyle in this pocket of NR2 leans towards independent cafés, pubs, and everyday convenience, with enough proximity to the city to keep things interesting without losing the sense of a settled neighbourhood.



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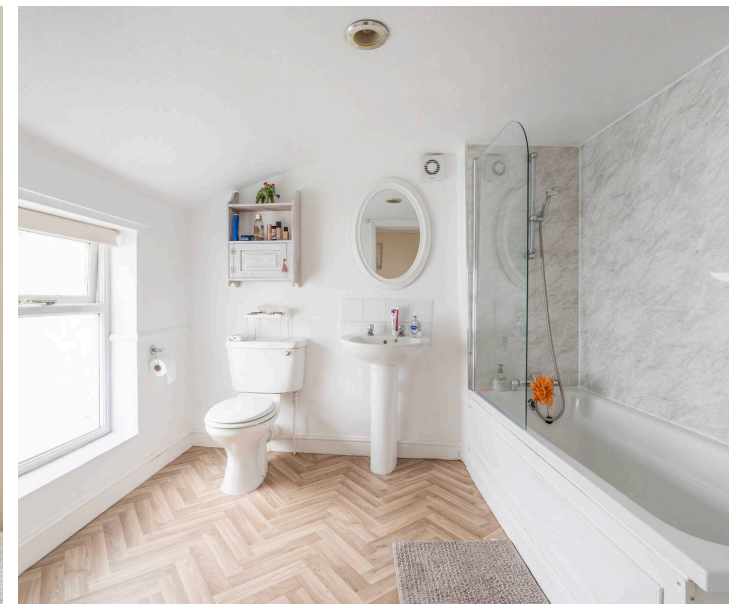
An appealing end-of-terrace residence set within Norwich's ever-popular Golden Triangle, this home offers a considered mix of character, comfort and convenience.

Its position places you within walking distance of the city centre, giving easy access to independent shops, cafés, education options and transport links, a setting that suits first-time buyers, investors and families seeking a well-presented home in a vibrant neighbourhood.

The entrance hall introduces a bright and airy atmosphere that continues throughout the property. At the front, the living room offers a comfortable space for everyday relaxation, enhanced by a cast iron fireplace that adds a touch of period charm.

The separate dining room provides a more formal setting for hosting, with internal double doors opening into the conservatory. This creates a natural flow through to the garden, with French doors encouraging an easy connection to outdoor seating and entertaining.

The kitchen is arranged with practical wall and base cabinetry, an integrated oven and space for your appliances, ideal for those who appreciate a straightforward, functional layout.



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Upstairs, two bedrooms offer privacy and comfort, each well suited to restful nights or flexible use. The bathroom feels modern and thoughtfully finished, featuring a three-piece suite and stylish herringbone-style flooring that adds a refined touch.

The rear garden is private and low-maintenance, predominantly paved to create a versatile outdoor area for dining or relaxing. Established shrubs introduce greenery and character without demanding extensive upkeep.

Well cared for and positioned in one of Norwich's most desirable residential areas, this property presents a strong opportunity for those seeking a home with charm, practicality and excellent access to city life.


Agents Notes

Freehold

Connected to mains water, electricity, gas and drainage.

Gas central heating system.

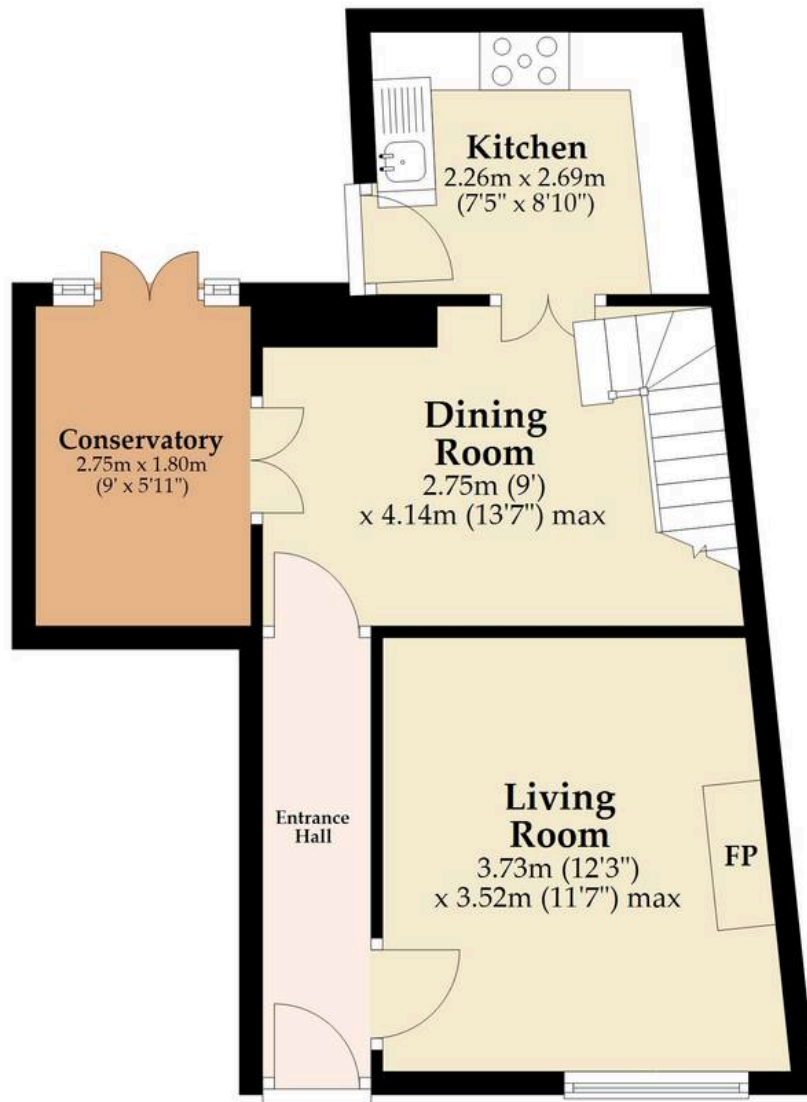


Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			EU Directive 2002/91/EC 

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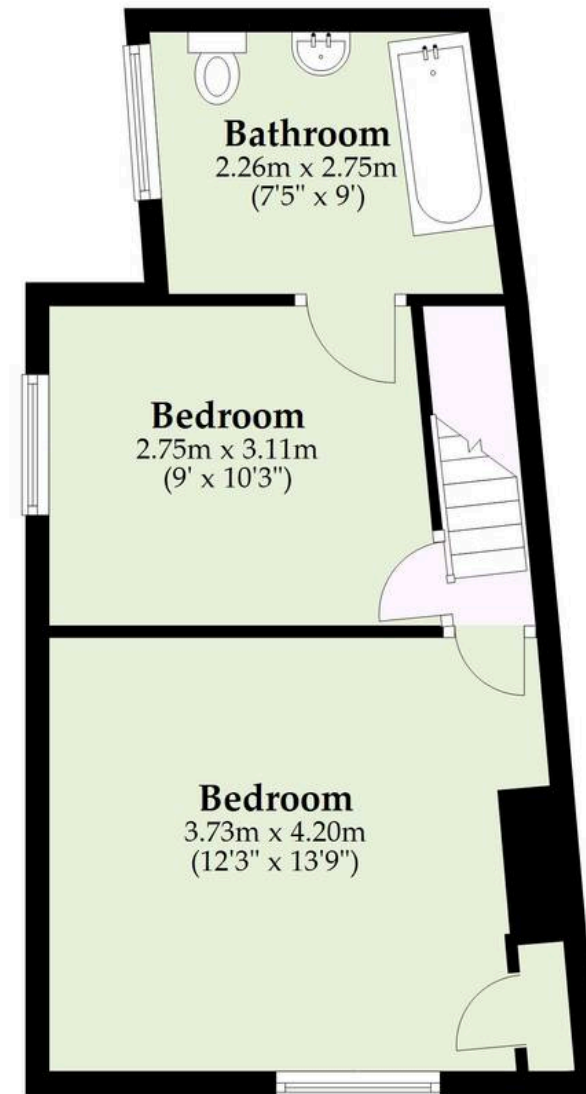
Ground Floor

Approx. 39.4 sq. metres (424.0 sq. feet)



First Floor

Approx. 34.5 sq. metres (371.4 sq. feet)



Total area: approx. 73.9 sq. metres (795.4 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.

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