



34 Eade Road, Norwich

Norwich



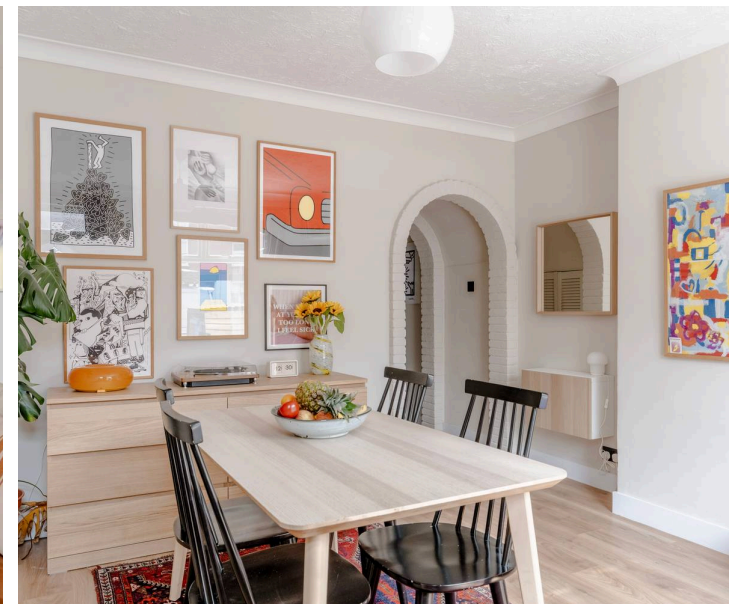
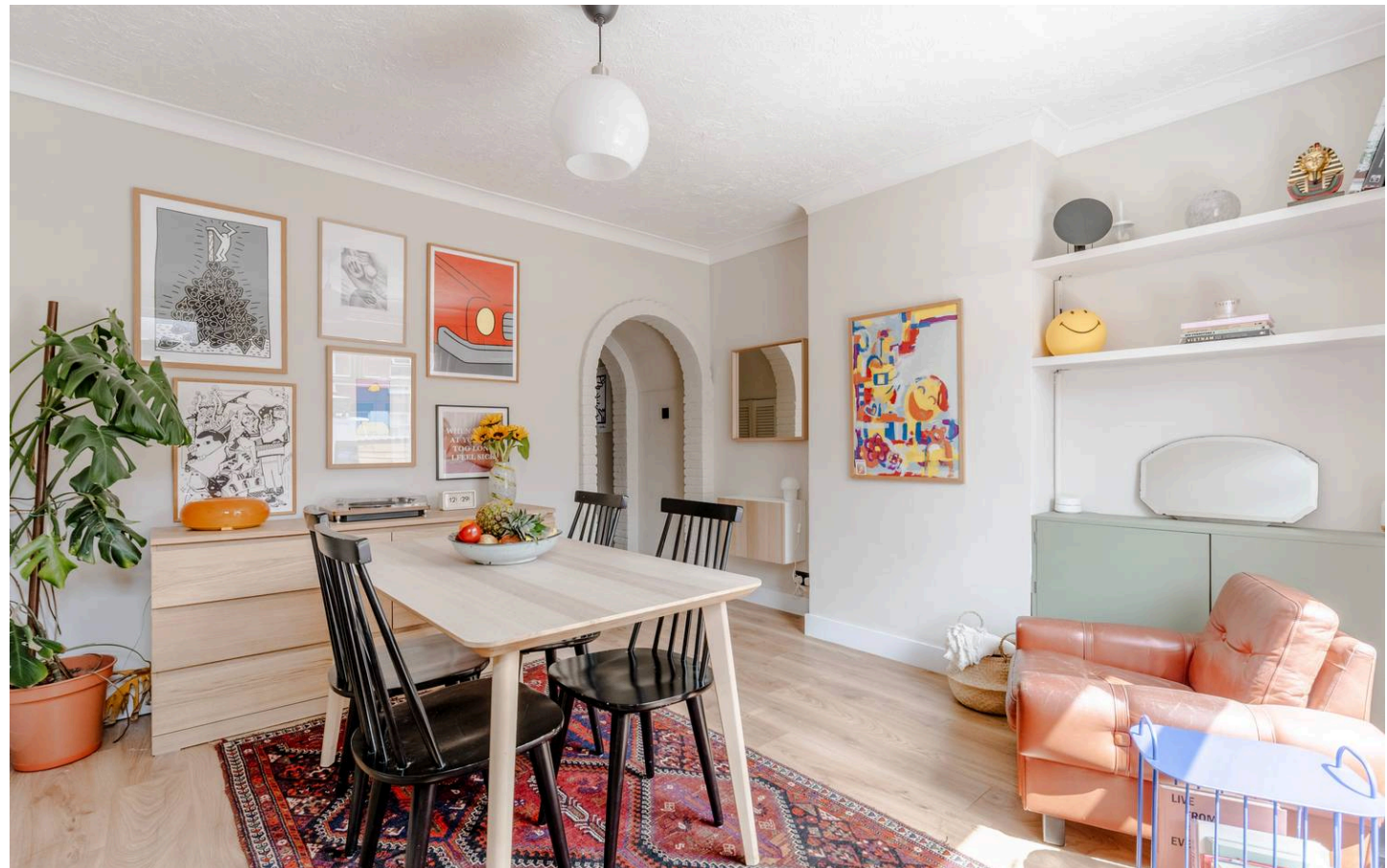
Minors & Brady

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Norwich

A terrace that blends character with a cool, contemporary twist. This well-presented three-bedroom home in the heart of NR3 offers a refreshed take on traditional terrace living, backing directly onto open playing fields. Inside, the layout has been cleverly reimagined, welcoming you first into a stylish dining space that flows through a curved opening into a cosy yet bright sitting room. The kitchen provides a practical set-up with direct access to the garden, while a sleek ground floor shower room adds a modern touch. Upstairs, there are two generous double bedrooms alongside a versatile third room, ideal as a study or dressing space. Outside, the landscaped garden with lawn, pergola, and decking creates a standout setting for relaxing and entertaining during the warmer months.

- Backing onto open playing fields with a real sense of space
- Cool, contemporary three-bedroom terrace in sought-after NR3
- Reimagined layout designed for modern city living
- Stylish dining space with statement décor and alcove shelving
- Cosy yet bright lounge with feature curved archway
- Functional kitchen with easy access to the garden
- Sleek, modern ground floor shower room with dark finishes
- Two spacious double bedrooms plus versatile third (ideal home office)
- Fully landscaped garden with clean lines, lawn, and defined zones
- Pergola with decking – a standout social space perfect for summer city living





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The Location

Eade Road is situated within the popular North City area of Norwich, a well-established and predominantly residential location known for its calm and community-focused setting. The area offers a good balance of convenience and tranquillity, with a variety of everyday amenities close at hand. Residents benefit from nearby local shops, supermarkets, and services, as well as access to schools for a range of age groups, making it particularly appealing for families and those seeking a practical yet comfortable place to live.

The road is well connected, with regular bus routes running into Norwich city centre, allowing for straightforward travel without the need for a car. For those who do drive, the city centre is only a short journey away, providing easy access to Norwich's wider range of retail, dining, and entertainment options. Norwich train station can also be reached within a reasonable distance, offering links to London and other regional destinations.

The surrounding area is characterised by a mix of residential properties and green spaces, contributing to its relaxed and welcoming feel. Nearby parks and open spaces provide opportunities for outdoor recreation, walking, and leisure, adding to the overall appeal of the location.

In addition, Eade Road benefits from its proximity to the northern outskirts of Norwich, giving residents relatively easy access to the surrounding Norfolk countryside. This provides the advantage of enjoying quieter, suburban living while still being within convenient reach of both the city and more rural landscapes.



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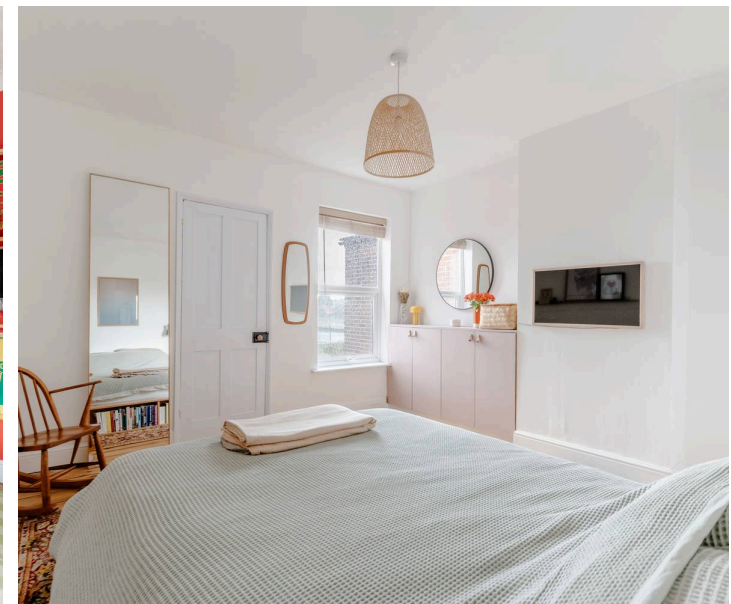
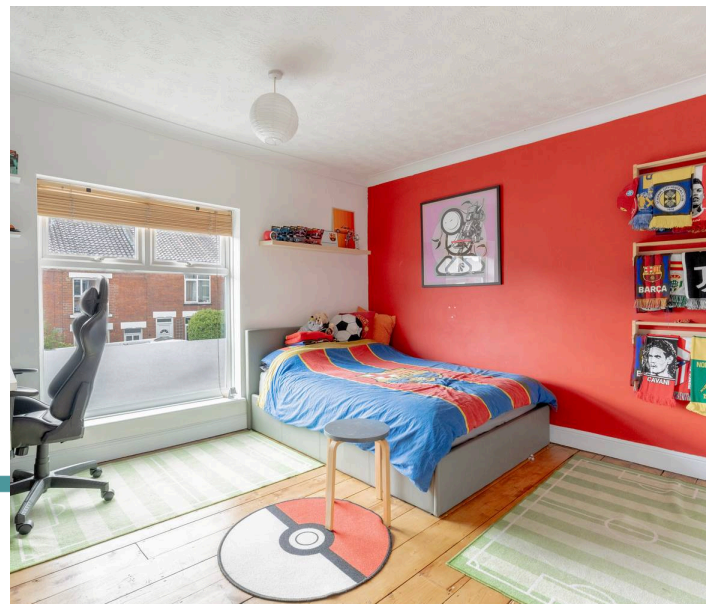
Eade Road, Norwich

Situated on a popular road within the ever sought-after NR3 area of Norwich, this well-presented and contemporary three-bedroom mid-terrace home offers a stylish and versatile layout, with the added benefit of backing directly onto playing fields.

From the outset, the property has excellent kerb appeal, with a neatly arranged front courtyard that also provides a practical bin storage area, creating a tidy and welcoming first impression.

The internal layout has been thoughtfully adapted by the current vendors to suit modern living. Rather than entering into a traditional sitting room, you are welcomed directly into the dining space, which has been designed in a neutral palette, complemented by cool prints and a well-considered dining set-up.

This space feels both inviting and functional, with alcove shelving adding character as well as useful storage and display options. A curved archway leads seamlessly into the sitting room, creating a natural flow between the two areas while maintaining a distinct separation of space. The sitting room itself remains bright and airy, yet offers a more intimate and cosy setting, ideal for relaxing.



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An opening from the sitting room leads into the kitchen, which provides a practical and efficient layout with space for appliances and direct access out to the rear garden. Completing the ground floor is a stylish shower room, finished with contemporary dark tiling, adding a modern and polished feel.

On the first floor, the property offers three bedrooms arranged in a traditional terrace layout. There are two generously sized double bedrooms, along with a third smaller room accessed from the second bedroom, currently utilised as a study. This flexible space could equally serve as a nursery, dressing room, or home office depending on requirements.

One of the standout features of this home is the thoughtfully landscaped rear garden, something not all terraced properties can offer. Backing onto open playing fields, the outdoor space feels particularly open and appealing. The garden has been fully landscaped to include a lawn area with curved borders and a defined walkway, creating a sense of structure and flow.

A pergola with decking beneath provides an excellent seating and entertaining area, complemented by wood panel detailing that adds a contemporary edge. Altogether, this is a highly usable and attractive outdoor space, perfect for enjoying the warmer months.

Agents Note

This property will be sold freehold and connected to mains water, electricity, gas and drainage.



Ground Floor

Approx. 61.4 sq. metres (660.7 sq. feet)



First Floor

Approx. 52.8 sq. metres (568.1 sq. feet)



Total area: approx. 114.2 sq. metres (1228.8 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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