



32 Leonards Street, Norwich

Norwich



Minors & Brady

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Norwich

A stylish and beautifully presented NR3 terrace just moments from Norwich city centre. This attractive two-bedroom home offers well-balanced accommodation perfectly suited to first-time buyers, professionals or investors alike. The property features a bright lounge, separate dining room and a contemporary kitchen complemented by a useful utility/WC. Upstairs, two well-proportioned bedrooms are served by a modern bathroom accessed off the landing. Outside, the home benefits from a highly desirable non-bisected rear garden, ideal for relaxing or entertaining. Positioned within one of Norwich's most sought-after locations, the property enjoys easy access to local cafés, pubs, independent shops and excellent transport links.

- Beautifully presented mid-terrace home in the highly sought-after NR3 area
- Spacious and welcoming lounge filled with natural light
- Separate dining room ideal for entertaining and everyday living
- Contemporary kitchen with ample storage and practical workspace
- Useful ground floor utility area with additional WC
- Two well-proportioned bedrooms offering comfortable accommodation
- Stylish bathroom accessed directly from the landing
- Attractive non-bisected rear garden — a rare and desirable feature
- Gas central heating and double glazing throughout
- Excellent location within walking distance of Norwich city centre, local amenities and popular independent cafés and pubs





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The Location

This location enjoys a prime spot in the heart of NR3, one of Norwich's most sought-after postcodes thanks to its excellent sense of community, abundance of green spaces and convenient access to the city centre. Both Norwich city centre and the train station can be reached within a 20-minute walk or approximately 7 minutes by car, making it ideal for commuters and those wanting to enjoy city living.

Locally, there is an excellent selection of everyday amenities close by, including Spar, Tesco Express and the popular Bread Source bakery for fresh bread, pastries and coffee. The area is also well known for its vibrant food and drink scene, with favourites such as The Artichoke and The Stanley offering fantastic dining and lively atmospheres. For a more relaxed evening, The White Lion and Malt and Mardle provide welcoming settings for drinks and socialising.

For outdoor enjoyment, both Wensum Park and the Grade II listed Waterloo Park are within easy reach, offering open green spaces, sports facilities, scenic walks and a charming pavilion café. The nearby River Wensum provides peaceful waterside views along with opportunities for paddleboarding, while Marriott's Way is popular with walkers, runners and cyclists looking to explore further afield. Combined with highly regarded local schooling and a strong neighbourhood feel, this location offers an excellent balance of city convenience and everyday comfort.



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Leonards Street, Norwich

Situated in the ever-popular NR3 area of Norwich, this beautifully presented two-bedroom mid-terrace home offers stylish and well-balanced accommodation just a short walk from the city centre. Combining character, practicality and a highly convenient setting, the property would make an ideal first-time purchase, investment or city home.

The ground floor welcomes you with a bright and comfortable lounge, creating an inviting space to relax and unwind. Leading through, the separate dining room provides an excellent area for entertaining or everyday living, offering flexibility and a natural flow through the home.

To the rear, the contemporary kitchen is fitted with a range of wall and base units alongside integrated cooking appliances and space for additional white goods. A useful utility/WC sits just beyond, adding further practicality and additional storage space.

Upstairs, there are two well-proportioned bedrooms, with the principal bedroom benefitting from a useful built-in storage cupboard. The accommodation is complemented by a well-appointed bathroom accessed off the landing, fitted with a bath and shower over.



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Externally, the property enjoys a low-maintenance, non-bisected rear garden, a particularly desirable feature within this style of Norwich terrace home. The enclosed outdoor space provides an excellent setting for outdoor seating, dining and entertaining.

Further benefits include gas central heating, double glazing throughout and a location which places a wealth of local amenities within easy reach.

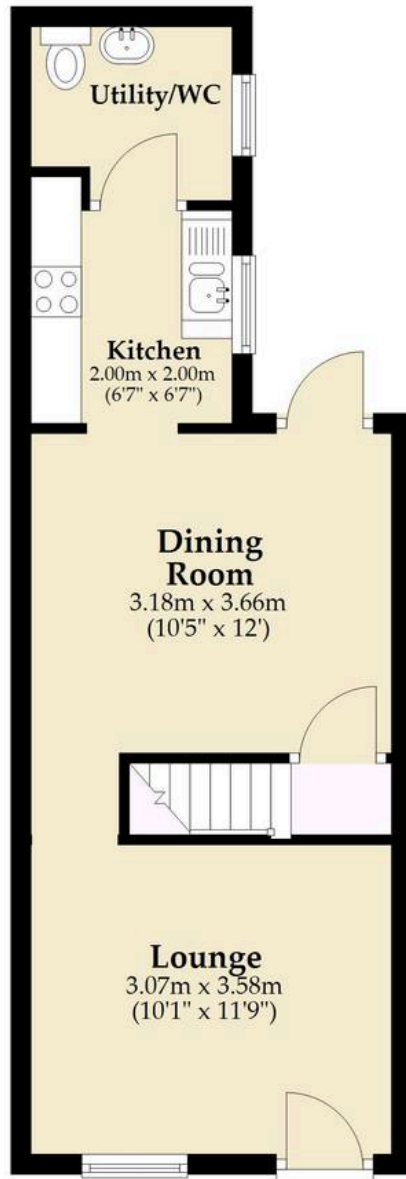
Agents Note

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



Ground Floor

Approx. 34.2 sq. metres (367.8 sq. feet)



First Floor

Approx. 24.4 sq. metres (263.1 sq. feet)
(excluding Landing)



Total area: approx. 58.6 sq. metres (631.0 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

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