



23 Grant Street, Norwich

Minors & Brady

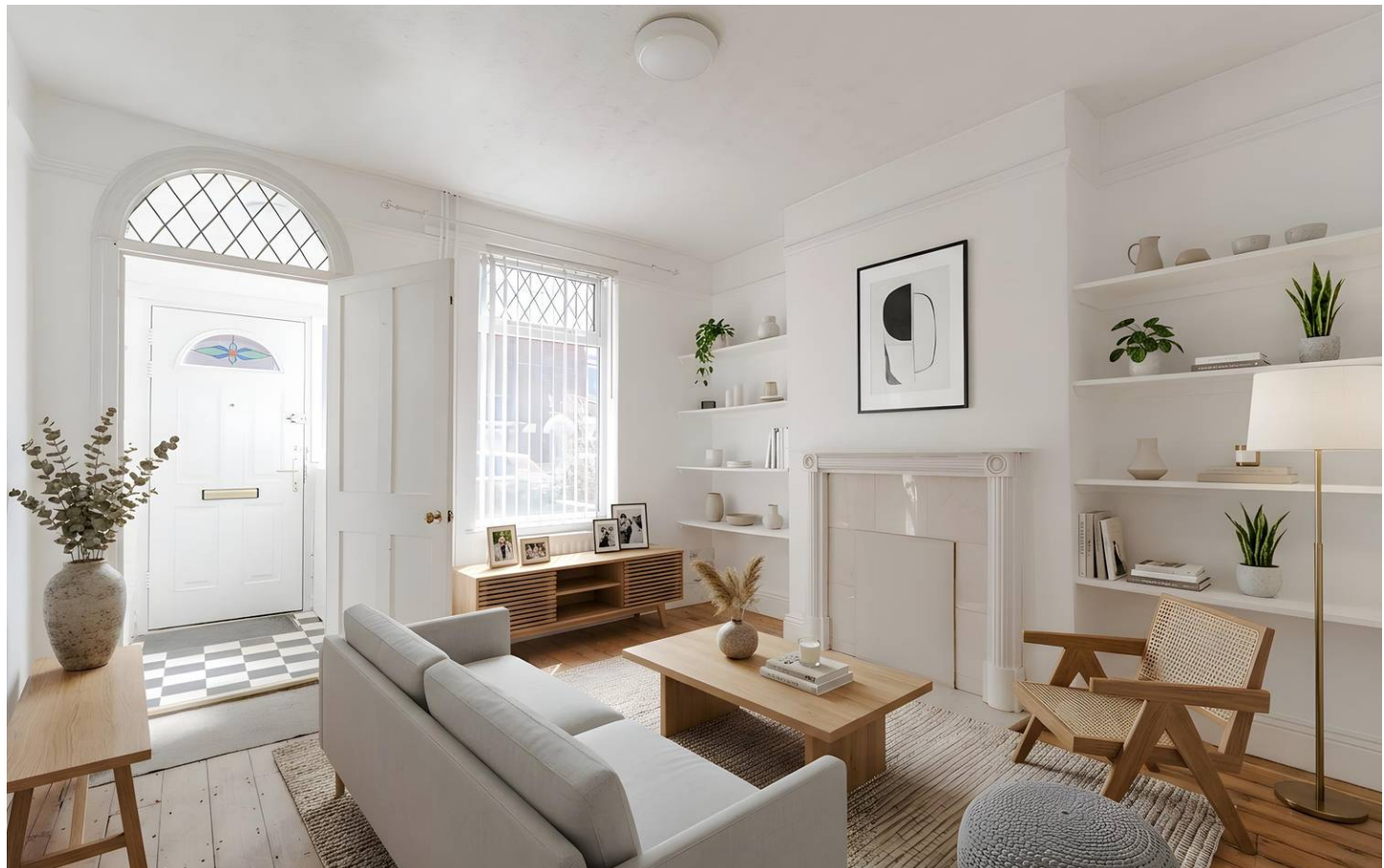


23 Grant Street

Norwich

A charming Victorian terrace in the heart of Norwich's sought-after Golden Triangle, offering character, convenience and move-in-ready accommodation. Located on the ever-popular Grant Street, just off Dereham Road, this well-presented home enjoys easy access to a wealth of local amenities, independent eateries and the city centre. The property features two spacious reception rooms, a modern kitchen and bathroom, and two generous bedrooms complemented by a versatile dressing room or home office. Outside, the sizeable rear garden provides a private space to relax, entertain and enjoy sunny days. Perfect for first-time buyers, professionals or investors alike, the property effortlessly combines period charm with practical living.

- Sought-after Victorian terrace in Norwich's popular NR2 postcode
- Situated on Grant Street, just off Dereham Road
- Beautifully presented and ready to move straight into
- Two spacious and versatile reception rooms
- Modern kitchen with ample storage and workspace
- Contemporary ground floor bathroom
- Two generous bedrooms off landing
- Flexible dressing room, nursery or home office
- Private and sizeable rear garden with patio seating area
- Within walking distance of local amenities, popular eateries and Norwich city centre



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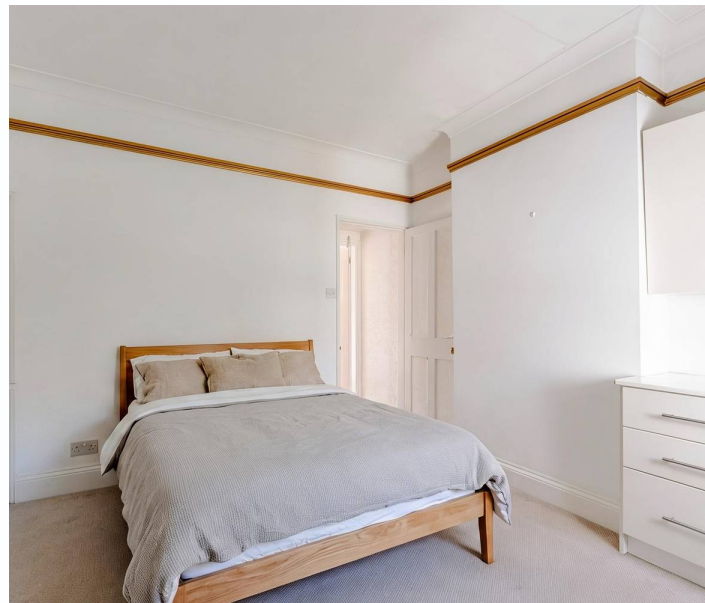
Norwich

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Stepping inside, you are welcomed by a practical entrance porch, providing valuable space for coats, shoes and everyday storage before leading into the main living accommodation. The sitting room is a bright and inviting space, enhanced by a large front-facing window that allows natural light to flood the room throughout the day. Characterful proportions and a warm atmosphere make it an ideal setting for relaxing and unwinding.

Beyond, the separate dining room offers excellent versatility and serves as the heart of the home, providing ample space for family dining, entertaining friends or simply enjoying everyday life. Its position adjacent to the kitchen creates a sociable layout, while direct access to the garden seamlessly connects indoor and outdoor living during the warmer months.

The kitchen has been thoughtfully maintained and offers a practical arrangement of work surfaces and storage, making it well-equipped for day-to-day cooking. Completing the ground floor is a stylish family bathroom, presented in excellent condition and finished to a modern standard.



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The first floor continues to impress with two well-proportioned bedrooms, both accessed independently from the landing, enhancing privacy and functionality. The principal bedroom is a generous double, while the second bedroom is equally versatile and benefits from an adjoining dressing room. This additional space offers excellent flexibility and could easily serve as a nursery, hobby room or dedicated home office, catering perfectly to modern lifestyles and remote working requirements.

Outside, the sizeable bisected rear garden provides a wonderful extension of the living space. Enjoying a good degree of privacy and plenty of sunshine throughout the day, it offers an excellent environment for outdoor dining, entertaining guests or simply relaxing. A separate patio seating area creates the perfect spot for summer gatherings, while the remainder of the garden provides ample space for planting, gardening enthusiasts or family enjoyment.

Agent's Note

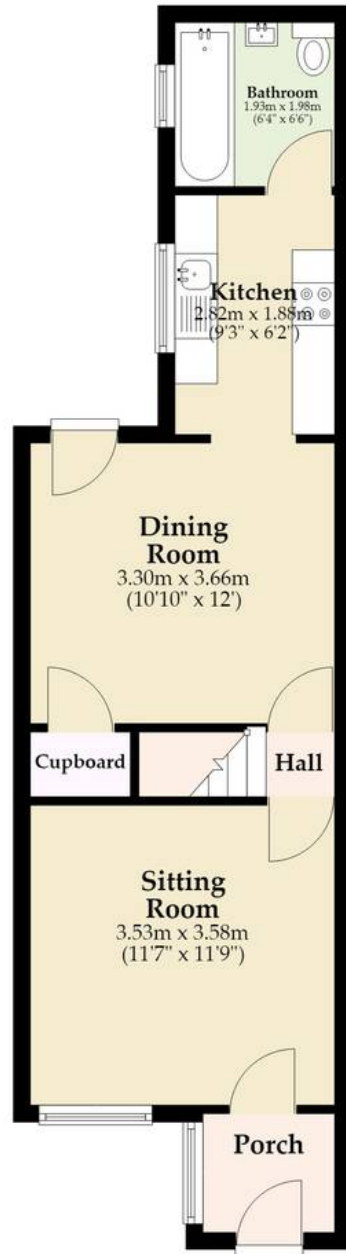
This property will be sold freehold and connected to mains water, electricity, gas and drainage.



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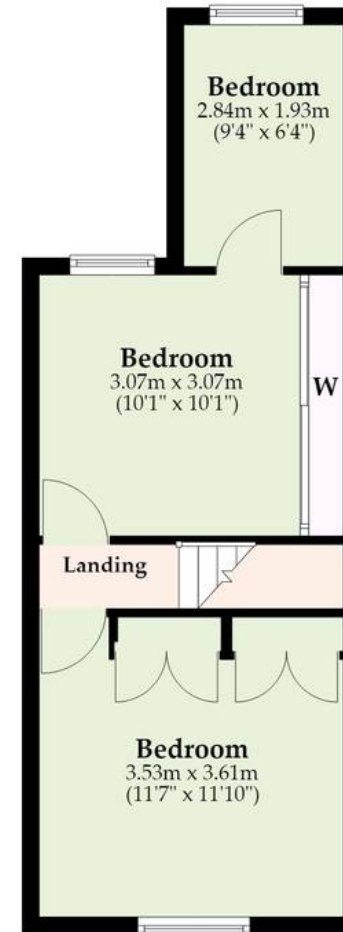
Ground Floor

Approx. 40.0 sq. metres (430.3 sq. feet)



First Floor

Approx. 32.8 sq. metres (353.4 sq. feet)



Total area: approx. 72.8 sq. metres (783.7 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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Minors & Brady
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wroxham@minorsandbrady.co.uk



01603 783088



6 Church Road, Wroxham, Norwich, NR12 8UG

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