



81 St. Mildreds Road, Norwich

Minors & Brady



81 St. Mildreds Road

Norwich

A spacious and extended family home in a highly convenient Norwich location. Positioned close to the University of East Anglia and Norfolk and Norwich University Hospital, this well-presented semi-detached property offers generous and versatile accommodation throughout. The ground floor features a spacious lounge, a well-equipped kitchen, separate dining room and an additional family room, providing excellent flexibility for modern living. Upstairs, three well-proportioned bedrooms are served by a stylish off-landing shower room. Outside, the property benefits from off-road parking and a beautifully maintained enclosed rear garden with patio seating areas and mature planting. Combining space, practicality and a sought-after location, this is a fantastic opportunity for a wide range of buyers.

- Extended three-bedroom semi-detached home
- Sought-after location close to the UEA and NNUH
- Spacious dual-aspect lounge
- Well-equipped fitted kitchen
- Separate dining room ideal for family living
- Versatile family room offering additional reception space
- Contemporary off-landing shower room
- Gas central heating with replacement boiler installed in 2020
- Double glazing throughout
- Off-road parking and a mature enclosed rear garden with patio areas



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The Location

St Mildreds Road occupies a convenient and well-established position to the west of Norwich, making it a consistently popular choice for professionals, families and students alike. The area benefits from close proximity to several of the city's key employment and education centres, including the University of East Anglia, the Norfolk and Norwich University Hospital and the Norwich Research Park, all of which are easily reached by road, bus, cycle or on foot.

Day-to-day living is well supported by a strong range of local amenities, including supermarkets, independent shops, schools and healthcare facilities, ensuring everyday needs are easily met without travelling far. Regular bus services run through and around the area, providing simple and reliable access into Norwich city centre, where a wider selection of shops, restaurants, cafés, theatres and cultural attractions can be enjoyed.

Green space is another notable advantage of the location. Eaton Park, one of Norwich's largest and most popular parks, is close by and offers open lawns, recreational facilities, walking routes and seasonal events, while additional green areas and residential streets provide a pleasant setting for walking and cycling. This balance of urban convenience and accessible outdoor space adds to the area's long-term appeal.

For those who travel by car, road connections are straightforward, with easy access to the A47 and wider Norfolk road network, making commuting and trips further afield convenient. Altogether, St Mildreds Road offers a practical, well-connected lifestyle, combining strong amenities, green space and excellent links to both the city centre and major employment hubs.



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St. Mildreds Road, Norwich

Situated in a popular and well-connected area of Norwich, this extended three-bedroom semi-detached home offers spacious and versatile accommodation, making it an excellent choice for families, professionals and those seeking convenient access to a wealth of local amenities. Benefiting from off-road parking, a mature rear garden and generous living space throughout, the property combines practicality with everyday comfort.

The accommodation begins with an entrance hall leading through to a spacious lounge, a bright and inviting room that provides plenty of space for both relaxation and entertaining. The property's extension has enhanced the ground floor layout considerably, creating additional living space that offers excellent flexibility for modern lifestyles.

The well-appointed kitchen is fitted with a range of storage units and integrated appliances, providing a practical environment for everyday cooking. From here, the accommodation flows into a separate dining room, creating an ideal setting for family meals and social occasions. Beyond this, the family room offers a further reception space filled with natural light, making it perfect as a snug, playroom, home office area or additional sitting room.

On the first floor, the property offers three well-proportioned bedrooms, all accessed from the landing. The bedrooms provide comfortable accommodation and are complemented by a stylish shower room finished in a contemporary design.



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The home further benefits from gas central heating, with a replacement boiler installed in 2020, together with double glazing throughout, helping to provide comfort and efficiency all year round.

Outside, the front of the property features a driveway providing valuable off-road parking. To the rear, the enclosed garden has been attractively maintained and offers a pleasant outdoor environment with lawned areas, mature planting and patio seating spaces, creating an ideal setting for relaxing, gardening or entertaining family and friends during the warmer months.

Agent's Note

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



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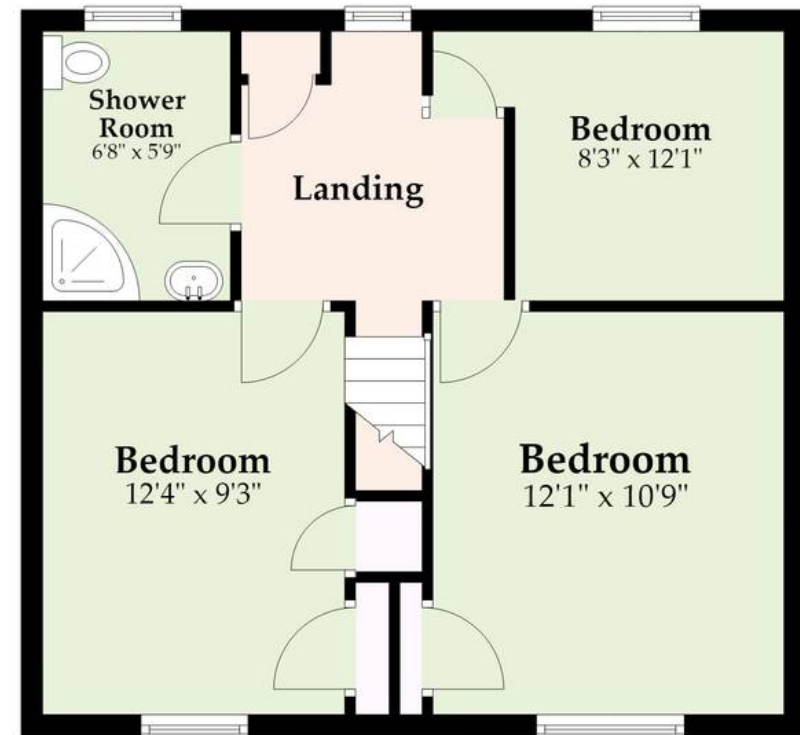
Ground Floor

Approx. 566.9 sq. feet



First Floor

Approx. 473.7 sq. feet



Total area: approx. 1040.6 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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