



99 Alexandra Road, Norwich
Norwich



Minors & Brady

99 Alexandra Road

Norwich

A fantastic opportunity to enjoy city living with generous space both inside and out. This well-proportioned three-bedroom home is conveniently positioned within walking distance of Norwich city centre and the amenities of the sought-after Golden Triangle. Offering two versatile reception rooms, an extended kitchen and a spacious family bathroom, the accommodation is perfectly suited to modern day-to-day living. Upstairs, two double bedrooms and a flexible third bedroom provide comfortable and adaptable accommodation. Outside, a private rear garden combines a patio, sheltered seating area and lawn, offering excellent potential for further enhancement. A well-connected location and plenty of scope to make it your own make this an appealing home for a wide range of buyers.

- Three-bedroom period home in the heart of Norwich's sought-after Golden Triangle
- Within walking distance of Norwich city centre, shops, cafés and restaurants
- Spacious sitting room complemented by a versatile second reception room
- Extended kitchen providing excellent storage and workspace
- Two generous double bedrooms plus a flexible third bedroom
- Family bathroom fitted with a three-piece suite and shower over bath
- Private rear garden with patio, lawn and sheltered seating area
- Excellent potential to further enhance and personalise the outdoor space
- Convenient access to Norwich Railway Station, schools and transport links
- Ideal first-time purchase or city home in a highly desirable location





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The Location

Situated within Norwich's ever-popular Golden Triangle, Alexandra Road enjoys one of the city's most sought-after residential locations, renowned for its attractive period homes, tree-lined streets and vibrant community atmosphere. Favoured by professionals, families and city lovers alike, the area combines character and convenience whilst remaining within easy reach of everything Norwich has to offer.

A wealth of independent amenities can be found nearby, particularly along Unthank Road and Earlham Road, where residents enjoy a fantastic selection of cafés, coffee shops, restaurants, delicatessens, pubs and boutique retailers. Everyday conveniences are equally well catered for, with supermarkets, healthcare services and local shops all within easy reach.

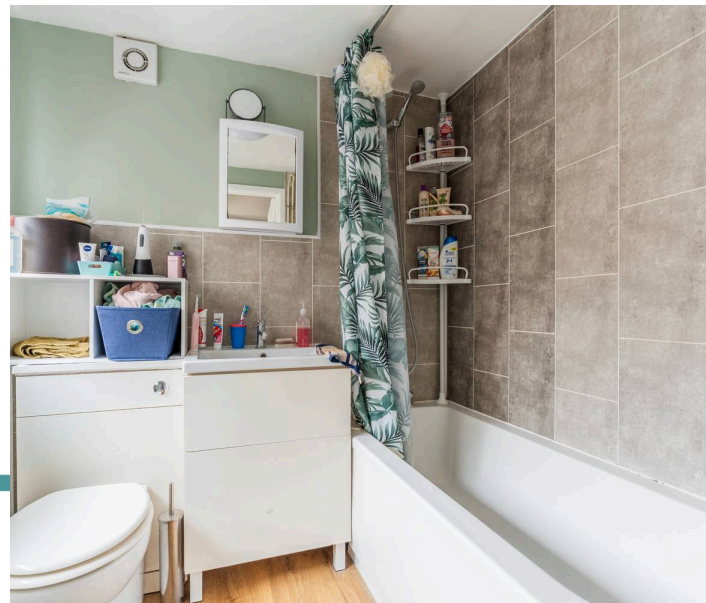
Norwich city centre is just a short distance away and offers an extensive range of shopping, dining, leisure and cultural attractions. From the historic Norwich Market and Norwich Lanes to the Theatre Royal, Forum and riverside entertainment facilities, there is something to suit every lifestyle.

The area is particularly popular with families due to its access to a range of well-regarded schooling options, while professionals benefit from excellent connectivity to the city centre, Norwich Railway Station and major employment hubs, including the Norfolk and Norwich University Hospital, University of East Anglia and Norwich Research Park.

For those who enjoy outdoor recreation, several green spaces are close by, including Heigham Park, Eaton Park and the scenic Marriotts Way, providing opportunities for walking, cycling, sports and family outings.

Regular bus services operate throughout the area, connecting residents to the city centre and wider Norwich, while convenient road links provide access to the A47 and surrounding Norfolk countryside.

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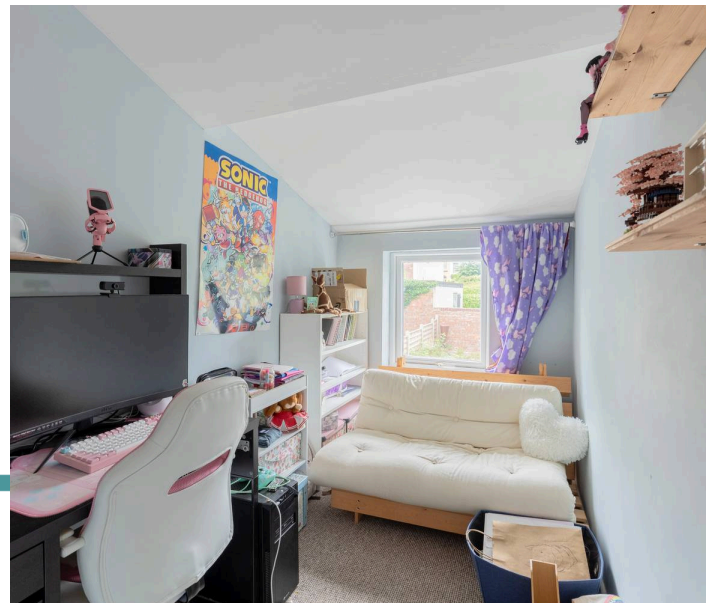
Alexandra Road, Norwich

Situated within easy walking distance of Norwich city centre, this well-presented three-bedroom home offers a practical layout and spacious accommodation arranged across two floors. Combining generous reception space with an extended kitchen and comfortable bedrooms, the property is well suited to first-time buyers, young families and those seeking convenient city living.

Upon entering, you are welcomed into a spacious living room, providing a bright and comfortable environment for relaxing and everyday use. This inviting reception room leads through to a second reception area, offering additional flexibility as a dining room, family room or entertaining space depending on individual requirements.

To the rear of the property, the extended kitchen is a particularly noteworthy feature, offering a size and layout rarely found in comparable city terrace homes, where galley-style kitchens are more commonly encountered. Providing ample storage and worktop space, it creates a practical setting for day-to-day cooking and family life. There is space for a range of appliances, while the generous proportions allow for easy interaction with the adjoining living areas.

Also located on the ground floor is a generously sized family bathroom, fitted with a three-piece suite including a shower over the bath, serving the home with both comfort and convenience.



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The first floor comprises two well-proportioned double bedrooms, offering comfortable accommodation with plenty of natural light. The second bedroom benefits from fitted wardrobes, providing useful built-in storage. A third bedroom is positioned to the rear and offers versatility as a bedroom, nursery, home office or dressing room.

Outside, the property benefits from a generously sized rear garden that offers excellent potential for buyers looking to create their ideal outdoor space. Currently incorporating a patio area, lawn and a sheltered seating area, the garden provides plenty of room for entertaining, relaxing or family activities. It already offers a good level of privacy and presents a fantastic opportunity to further improve and personalise the outdoor environment.

Agents Note

This property will be sold freehold.

Connected to mains water, electricity, gas and drainage.

Prospective purchasers should note that parking is on-street and are advised to satisfy themselves as to availability and convenience prior to purchase.



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Ground Floor

Approx. 418.9 sq. feet



First Floor

Approx. 331.8 sq. feet



Total area: approx. 750.8 sq. feet

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*
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Meet *Tristan*
Senior Property Lister

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