



125 Nelson Street, Norwich

Norwich



Minors & Brady

# 125 Nelson Street

## Norwich

A stylish turnkey Victorian home with two shower rooms and a beautiful non-bisected courtyard garden. Situated in a highly desirable west city location, this impressive end-terrace property blends period character with modern convenience. The accommodation offers two generous reception rooms, a well-appointed kitchen and the added benefit of both a ground floor shower room and a private en-suite to the principal bedroom. Outside, the enclosed courtyard garden provides a private and low-maintenance space for relaxing or entertaining. The property further benefits from side access via a right of way and is within easy reach of Norwich city centre and a wide range of local amenities. With the vendor having identified their next purchase, this attractive home presents an excellent opportunity for buyers seeking a move-ready property.

- Immaculately presented accommodation ready for immediate occupation
- Desirable end-terrace Victorian home with attractive period appeal
- Two generous double bedrooms offering flexible living arrangements
- En-suite shower room to the principal bedroom for added privacy and convenience
- Two separate reception rooms creating distinct living and dining spaces
- Well-designed kitchen with ample storage and practical workspace
- Enclosed non-bisected courtyard garden ideal for outdoor dining and entertaining
- Side access available via a right of way through neighbouring properties
- Gas central heating and double glazing for year-round comfort and efficiency
- Sought-after west city location within easy reach of Norwich city centre and local amenities





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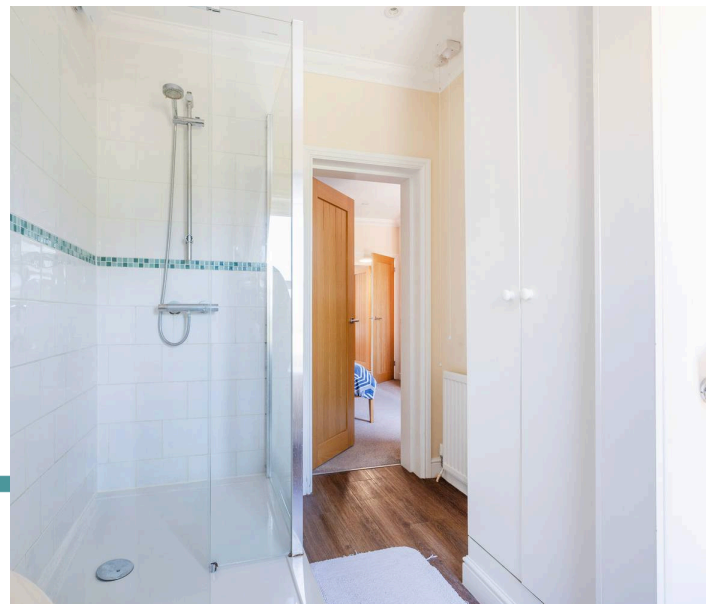
Norwich

## The Location

Nelson Street sits in the Heigham Grove area of Norwich, a primarily residential neighbourhood just west of the city centre. The street is lined with a mix of Victorian terraces and modern homes, giving it a settled, characterful feel. Daily life is convenient, with local shops, cafés, and takeaways within a short walk, while larger supermarkets are a few minutes away along Barker and Dereham Roads.

Families have access to nearby schools such as Nelson Infant School and other primary and secondary options in the area. The street is also well positioned for green space: Heigham Park is within walking distance, and the University of East Anglia campus is just a short cycle or bus ride away, offering not only educational and cultural amenities but also additional open spaces and cafés.

Essential services are easily accessible too, with the Norfolk & Norwich University Hospital nearby and Norwich Airport within a 15–20 minute drive for domestic and European travel. Transport links are strong: regular buses connect the area to the city centre, and Norwich railway station is a short distance for regional connections. Nelson Street combines quiet residential living with easy access to education, healthcare, parks, and transport, supporting a practical, community-focused lifestyle.



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Beautifully presented throughout and ready to move straight into, this charming Victorian end-terrace home combines character, practicality and modern comfort in a highly sought-after west city location. Offering well-balanced accommodation across two floors, the property is ideally suited to first-time buyers, professionals, downsizers or investors seeking a home that requires little immediate work and enjoys easy access to the city centre and an excellent range of local amenities.

The ground floor offers a welcoming layout, with two generous reception rooms providing clearly defined living and dining spaces. The sitting room creates a comfortable place to relax, while the dining room offers an ideal setting for entertaining, family meals or home working. To the rear, the well-appointed kitchen has been thoughtfully designed to maximise both storage and functionality, with ample workspace and room for everyday appliances.

A particular advantage of the property is the presence of two shower rooms, with a ground floor shower room adding flexibility and convenience for modern living. The accommodation flows well throughout, creating a practical and highly functional home whilst retaining the charm associated with Victorian properties.



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Upstairs, two comfortable double bedrooms are accessed from the first-floor landing. The principal bedroom benefits from its own en-suite shower room, creating a private retreat and enhancing the property's appeal for a range of buyers. The second bedroom is also well-proportioned and offers versatility as a guest room, home office or additional sleeping accommodation.

Outside, the property enjoys a particularly attractive enclosed courtyard-style garden. Unlike many period terraces, the garden is non-bisected, allowing for uninterrupted enjoyment of the outdoor space. Enclosed by a combination of established boundary walls and fencing, it provides an inviting setting for al fresco dining, entertaining or simply relaxing in privacy. Side access is available via a right of way through neighbouring properties.

## Agents Note

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



### Ground Floor

Approx. 556.3 sq. feet



### First Floor

Approx. 346.4 sq. feet



Total area: approx. 902.7 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.

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