



107 Highland Road, Norwich
Minors & Brady



107 Highland Road

Norwich

An exceptional opportunity to secure a charming bay-fronted terrace on one of the Golden Triangle's most desirable tree-lined roads. Beautifully presented throughout, this characterful home offers a bright lounge, separate dining room and a well-appointed kitchen. Upstairs, there are two generous bedrooms and a spacious bathroom featuring both a bath and separate shower. The property also benefits from a secure, low-maintenance rear garden, ideal for relaxing and entertaining. Further advantages include double glazing, gas central heating and a newly installed boiler in 2025. Perfectly positioned close to independent amenities, popular restaurants and Norwich city centre, this attractive home is offered with no onward chain.

- Charming bay-fronted period terrace
- Prime position within Norwich's sought-after Golden Triangle
- Located on a picturesque tree-lined road
- Two well-proportioned double bedrooms
- Light-filled lounge with attractive bay window
- Spacious dining room perfect for entertaining guests
- Ground floor shower room and first floor bathroom
- Private enclosed rear garden designed for easy maintenance
- Newly installed gas boiler (2025)
- Offered for sale with no onward chain





107 Highland Road

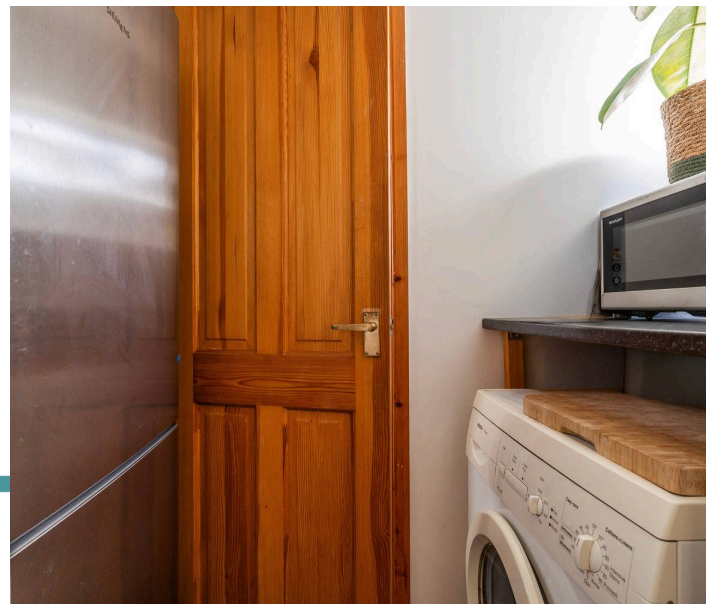
The Location

Norwich NR2 is situated within the vibrant Golden Triangle area of Norwich, renowned for its attractive residential streets, independent shops and excellent local amenities. The Golden Triangle remains one of the city's most sought-after locations, offering a charming mix of Victorian and Edwardian homes alongside a thriving café culture, popular public houses and a strong community feel.

Highland Road is a particularly well-regarded residential street within the area, known for its attractive period properties and convenient position. Residents benefit from being within easy reach of the bustling amenities of Unthank Road and Earlham Road, where an excellent selection of independent cafés, restaurants, delicatessens and local shops can be found. The area is ideal for those who enjoy having everyday conveniences and leisure facilities close at hand while still benefiting from a traditional residential setting.

The property is also well placed for access to Norwich city centre, which can be reached on foot, by bicycle, public transport or a short drive. Regular bus services operate nearby, providing convenient links across the city and to surrounding areas. The University of East Anglia and Norfolk & Norwich University Hospital are also easily accessible, further enhancing the appeal of the location for professionals, academics and healthcare workers.

For those who enjoy outdoor space, the area is well served by nearby parks and recreational facilities, including the ever-popular Eaton Park, which offers expansive green space, walking routes, sports facilities and a café. Combining character, convenience and connectivity, Highland Road enjoys a prime position within the Golden Triangle, making it a highly desirable place to call home.





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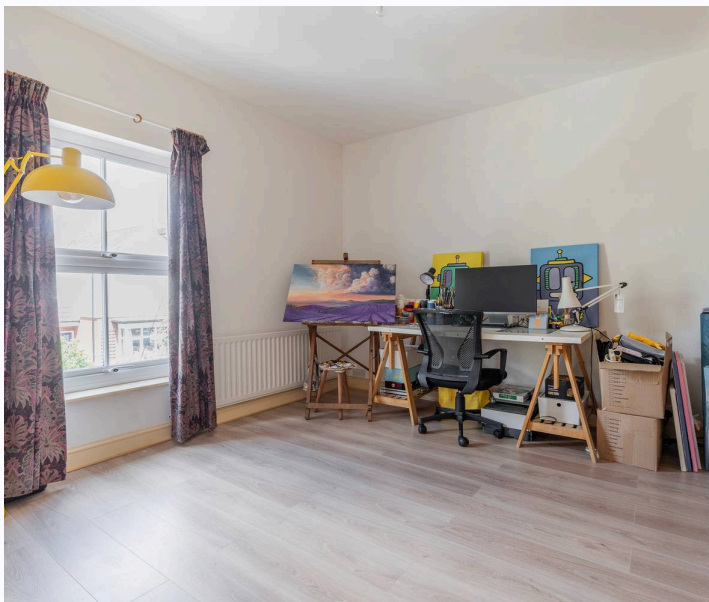
Highland Road, Norwich

Situated on a desirable tree-lined road within Norwich's ever-popular Golden Triangle, this attractive bay-fronted mid-terrace home offers a wonderful blend of character, comfort and convenience. Beautifully presented throughout, the property provides well-balanced accommodation across two floors and is perfectly suited to first-time buyers, professionals or those looking to enjoy life in one of the city's most sought-after locations.

The property is entered via a welcoming lounge, where the bay window allows natural light to flood the room, creating a bright and inviting atmosphere. Beyond this, the separate dining room provides an excellent space for everyday living and entertaining, with ample room for dining furniture and further storage. The layout flows naturally through to the kitchen, which is fitted with a range of units and offers practical workspace for modern living.

To the rear of the ground floor is a useful lean-to area providing access to the garden, together with a conveniently positioned shower room. The overall layout offers flexibility and functionality while retaining the charm expected from a traditional Golden Triangle terrace.

Upstairs, the first floor comprises two generous bedrooms accessed from the landing. The principal bedroom benefits from attractive period features, including a cast iron fireplace, while the second bedroom offers built-in wardrobes for additional storage. A well-appointed bathroom completes the first-floor accommodation and features both a bath and separate shower, adding to the practicality of the home.



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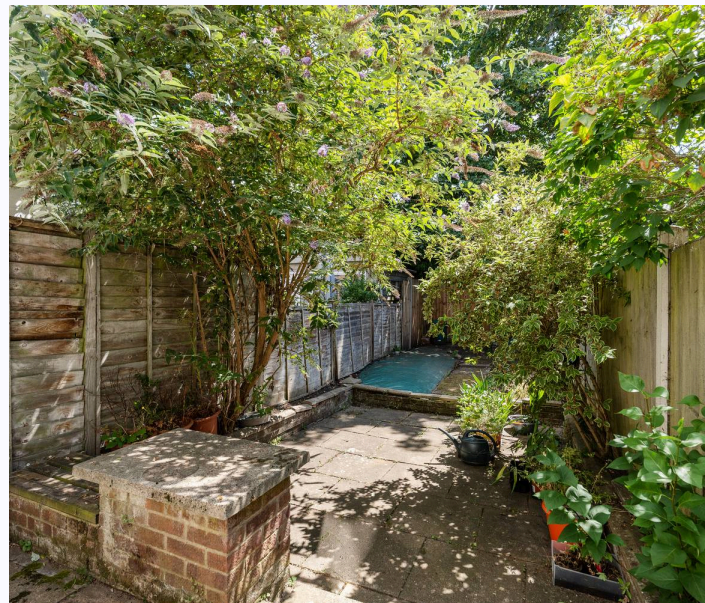
Norwich

Outside, the property enjoys a low-maintenance frontage, while to the rear is a secure enclosed garden designed for ease of upkeep. The outdoor space provides an ideal setting for relaxing, entertaining or enjoying al fresco dining during the warmer months, with established planting adding interest and colour throughout the year.

Further benefits include double glazing, gas central heating and the added advantage of a **new boiler installed in 2025**. Combining character features, generous room proportions and a highly desirable location close to Norwich city centre, independent amenities and excellent transport links, this charming home presents an exceptional opportunity to secure a property in the heart of the Golden Triangle.

Agent's Note

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



M&B

Ground Floor

Approx. 46.9 sq. metres (505.3 sq. feet)



First Floor

Approx. 36.9 sq. metres (397.2 sq. feet)



Total area: approx. 83.8 sq. metres (902.5 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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