



17 Cardiff Road, Norwich

Norwich



Minors & Brady

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Character, charm and coveted Golden Triangle living come together beautifully in this stylish period terrace. Thoughtfully updated throughout, the property blends original features with modern finishes to create a warm and welcoming home. Two elegant reception rooms with maintained open fireplaces provide flexible living and entertaining space, complemented by a contemporary kitchen with a ceramic sink and integrated cooking appliances. Upstairs, two spacious double bedrooms are accompanied by a versatile third room, currently used as a walk-in wardrobe. Outside, an attractive tiled frontage and a private, green split-level garden offer delightful spaces to enjoy both morning coffee and summer evenings. Nestled within a thriving community just moments from Norwich city centre, this is a wonderful opportunity to embrace the very best of Golden Triangle living.

- Quintessential Golden Triangle home full of charm and personality
- Bay-fronted reception room with timeless period appeal
- Contemporary galley kitchen with ceramic sink and sleek cabinetry
- Maintained open fireplaces adding character and charm
- Recently updated flooring throughout
- Two generous double bedrooms with excellent proportions
- Versatile dressing room, nursery or home office accessed from the principal bedroom
- Private split-level garden with a wonderfully green and tranquil feel
- Surrounded by independent cafés, boutiques, parks and a thriving community atmosphere
- Attractive tiled frontage offering charming kerb appeal





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The Location

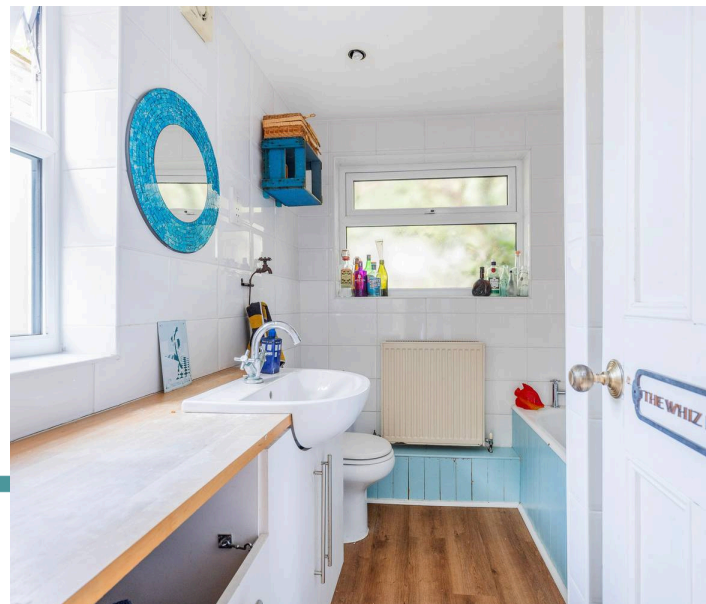
Situated within Norwich's highly desirable Golden Triangle, this property enjoys an enviable position on one of NR2's most sought-after residential roads.

The location offers an outstanding lifestyle, with a wealth of independent cafés, artisan bakeries, restaurants, traditional pubs and boutique shops all within easy walking distance.

Norwich city centre is just a short stroll away, placing an extensive range of shopping, dining and leisure facilities within easy reach. Residents can enjoy everything from the historic Norwich Market and the magnificent Norwich Cathedral to modern retail destinations including Chantry Place and Castle Quarter. The city also boasts a vibrant arts and cultural scene, with theatres, galleries, museums and live music venues contributing to its reputation as one of the UK's most desirable places to live.

For those who enjoy outdoor space, the area is well served by an array of parks and recreational facilities. Eaton Park, Chapelfield Gardens and Heigham Park are all easily accessible, providing open green spaces for walking, exercising and family enjoyment. The nearby River Wensum and its surrounding pathways also offer attractive routes for cycling and leisurely strolls.

Education is another significant draw, with an excellent choice of highly regarded state, faith and independent schools available for all age groups. The property is also particularly well positioned for access to both the University of East Anglia and the Norfolk and Norwich University Hospital, making it an ideal location for academics, healthcare professionals and students alike.



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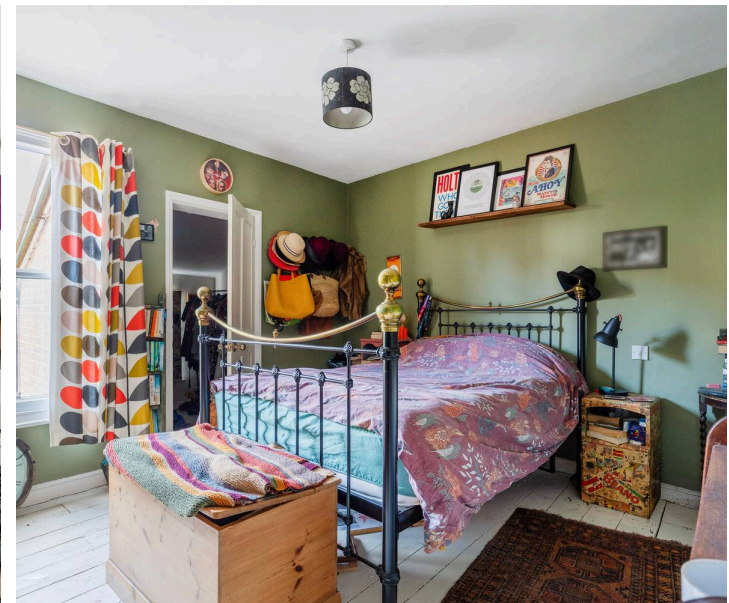
Positioned within Norwich's ever-popular Golden Triangle, this charming mid-terraced home effortlessly combines period character with stylish modern updates, creating a welcoming and versatile home in one of the city's most sought-after locations. From its attractive frontage and beautifully presented interiors to its private rear garden, the property offers a wonderful balance of comfort, practicality and lifestyle appeal.

The property is approached via an attractive tiled front garden area, creating an eye-catching first impression and an inviting entrance to the home.

Internally, the accommodation immediately showcases the character that makes properties within the Golden Triangle so desirable.

The bay-fronted sitting room enjoys an abundance of natural light and centres around a charming open fireplace, creating a warm and relaxing atmosphere. A second reception room provides valuable additional living space and also features its own fireplace, making it equally suited as a dining room, snug or family room depending on individual requirements. Both fireplaces are regularly maintained, offering character and peace of mind in equal measure.

Flowing through the ground floor, the galley-style kitchen has been thoughtfully designed with both style and functionality in mind. Contemporary gloss units are complemented by attractive work surfaces, while the ceramic sink adds a touch of traditional charm. An integrated oven and hob are already in place, and there is practical space for additional appliances, making the kitchen perfectly equipped for everyday living.



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The bathroom is located on the ground floor and is fitted with a stylish four-piece suite, offering both a bath and separate shower to cater for the demands of modern life.

Upstairs, the property continues to impress with two generous double bedrooms, both offering excellent proportions rarely found in homes of this style. The principal bedroom enjoys access to a further versatile room which is currently utilised as a walk-in wardrobe, although it could equally serve as a dressing room, nursery, hobby space or home office depending on requirements.

Further enhancements include recently installed flooring, helping to create a fresh and contemporary feel throughout while complementing the home's original character features.

To the rear, the enclosed split-level garden provides a wonderfully private and surprisingly green outdoor sanctuary. Designed for ease of maintenance without compromising on enjoyment, the space offers a peaceful setting for morning coffee, outdoor dining or simply relaxing away from the bustle of the city. Mature planting and established greenery soften the space beautifully, creating a charming extension of the home.

Agents Note

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



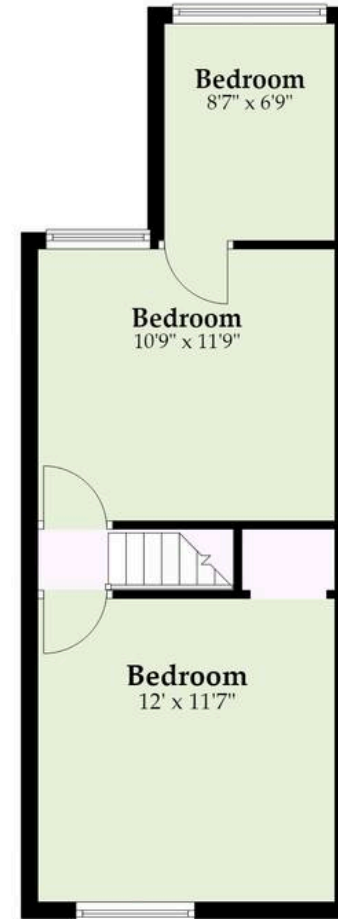
Ground Floor

Approx. 462.2 sq. feet



First Floor

Approx. 351.2 sq. feet



Total area: approx. 813.4 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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Meet *Nagilla*
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 norwich@minorsandbrady.co.uk

 01603 365085

 107 Unthank Road, Norwich, NR2 2PE

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