



52 City Road, Norwich
£475,000

Minors & Brady



52 City Road

Norwich

Showcasing character-filled interiors and a wonderfully secluded garden, this is a city home with a true sense of escape. Situated on the sought-after City Road, the property enjoys excellent kerb appeal, off-road parking and a wealth of original-style features throughout. Spacious accommodation includes a bay-fronted sitting room with an open fireplace, a versatile ground-floor bedroom and a stylish galley kitchen with wooden worktops and a separate utility room. A light-filled dining area with triple-aspect glazing creates a superb space for everyday living and entertaining. Upstairs, three characterful bedrooms are complemented by a beautifully presented bathroom centred around a freestanding bath. Completing the home is a wonderfully private, brick-walled garden filled with climbing foliage and mature planting, creating a peaceful retreat that feels far removed from its central Norwich setting.

- Attractive double bay-fronted semi-detached home with striking kerb appeal
- Private driveway providing valuable and convenient off-road parking
- Elegant bay-fronted sitting room centred around an open fireplace
- Character features including high ceilings, coving and hard flooring
- Versatile ground-floor bedroom with fireplace and rear garden outlook
- Stylish galley kitchen with wooden worktops and gloss cabinetry
- Separate utility room complemented by excellent storage throughout
- Bright triple-aspect dining room perfect for entertaining and family life
- Three charming first-floor bedrooms showcasing character and individuality
- Private brick-walled garden with mature planting and climbing foliage





The Location

Conveniently positioned just east of Norwich city centre, City Road offers an excellent location for those seeking the convenience of city living while enjoying the character and community feel of a well-established residential area. A wide variety of amenities can be found close by, including supermarkets, independent shops, cafés, restaurants, healthcare facilities and leisure services, ensuring day-to-day essentials are always within easy reach. The city centre itself is readily accessible, providing access to Norwich Market, Chantry Place, The Lanes, theatres, museums, and a diverse range of dining and entertainment options.

For commuters, Norwich Railway Station is located nearby and offers direct rail connections to London Liverpool Street, Cambridge and Great Yarmouth, making the area particularly attractive for those travelling for work or leisure. The property also benefits from excellent road links, with convenient access to the A47 and A11, while regular bus services operate throughout the area, connecting residents to the city centre and surrounding districts.

The location also enjoys proximity to a number of popular outdoor spaces. Lion Wood, one of Norwich's most cherished woodland areas, provides scenic walking routes and opportunities to enjoy nature, while the nearby Whitlingham Country Park offers a variety of recreational activities including walking, cycling, paddle sports and waterside trails. Mousehold Heath is also within easy reach, providing further open green space and panoramic views across the city.

Families are well served by a selection of schools and educational facilities in the surrounding area, while the nearby Riverside development delivers a wide range of amenities including restaurants, cafés, a cinema, fitness facilities and retail outlets. Combining excellent connectivity, abundant amenities, green open spaces and easy access to Norwich's vibrant city centre, City Road remains a consistently desirable location for a wide range of buyers.

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City Road, Norwich

Occupying a prime position on the ever-popular City Road, this attractive double bay-fronted semi-detached home perfectly balances character, practicality and generous living space. With off-road parking, beautiful kerb appeal and a wealth of period-inspired features throughout, this is a property that immediately stands out from the surrounding homes.

From the moment you arrive, the handsome frontage, symmetrical bay windows and traditional proportions create an inviting first impression.

Stepping inside, a welcoming entrance hall sets the tone for the accommodation beyond. High ceilings, decorative coving and hard flooring combine to create a sense of space and character, while the thoughtful layout offers both flexibility and functionality for modern living.

The principal sitting room is a particularly appealing space, centred around an attractive open fireplace and enhanced by a large bay window that fills the room with natural light. Characterful alcove shelving provides both display and storage opportunities, while the generous proportions make this an ideal room for relaxing and entertaining alike.



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A notable advantage of the property is the versatile ground floor bedroom, offering excellent flexibility depending on a purchaser's requirements. Whether utilised as a guest bedroom, home office, family room or additional reception space, the room benefits from hard flooring, a window overlooking the rear aspect, alcove shelving and its own feature open fireplace.

The property also benefits from excellent storage throughout, something often difficult to find in homes of this age and character.

To the rear of the property, the kitchen has been thoughtfully designed in a stylish yet timeless manner. Arranged in a practical galley style, it provides an abundance of preparation and storage space with gloss white cabinetry, wooden worktops and durable flooring underfoot. There is ample room for a large range-style cooker, making the space well-suited to those who enjoy cooking and entertaining.

A separate utility room adds further practicality, helping to keep day-to-day household tasks tucked away from the main living areas.

The kitchen flows through a large opening into a delightful dining area, creating a sociable arrangement while retaining distinct spaces. Surrounded by triple-aspect glazing, this bright and airy room enjoys excellent natural light throughout the day and provides an attractive setting for both everyday meals and larger gatherings.



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The first floor continues the home's appealing character, offering three bedrooms, each with its own individual charm and period features. The accommodation is served by a beautifully presented bathroom featuring a freestanding bath and an attractive green-themed design that creates a relaxing and stylish atmosphere.

Outside, the rear garden provides a wonderfully private retreat from city life. Enclosed by attractive brick walls and softened by established climbing foliage, the space has an almost hidden-garden feel. The mature planting and sense of seclusion create a charming and whimsical setting that feels remarkably peaceful despite the property's convenient urban location. It is a garden that encourages relaxation, entertaining and enjoyment throughout the seasons.

Agent's Note

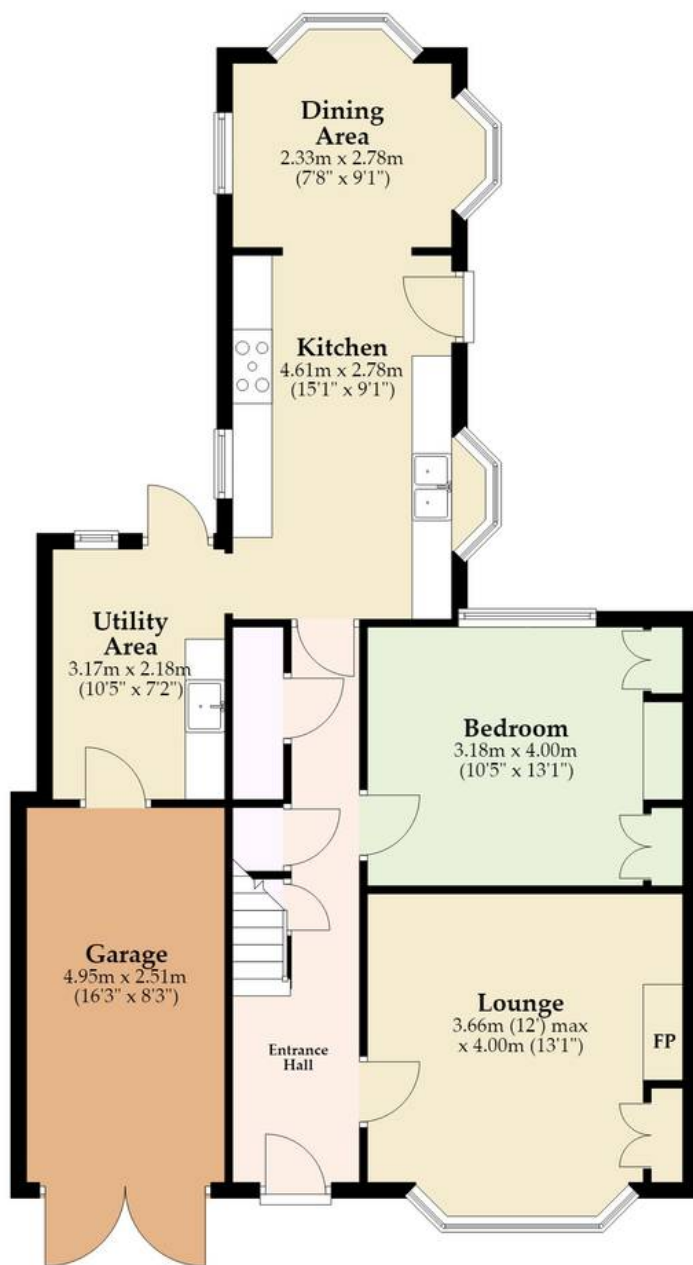
This property will be sold freehold and connected to mains water, electricity, gas and drainage.



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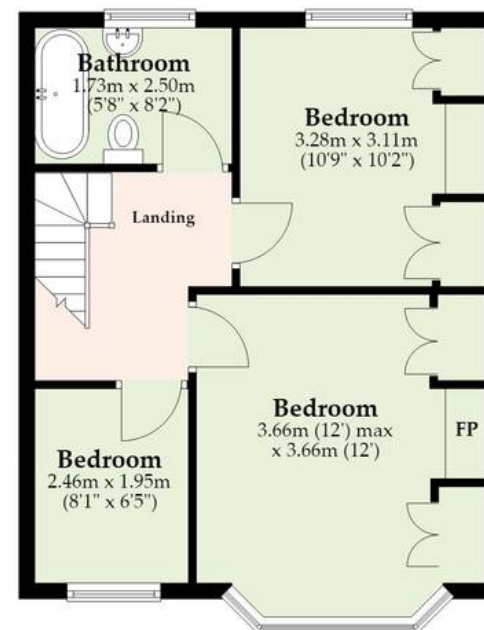
Ground Floor

Approx. 80.8 sq. metres (869.7 sq. feet)



First Floor

Approx. 40.5 sq. metres (436.3 sq. feet)



Total area: approx. 121.3 sq. metres (1306.0 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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