



9 Welsford Road, Norwich

Minors & Brady



9 Welsford Road

Norwich

A truly wonderful family home, beautifully blending character, contemporary style and exceptional everyday living. Set within one of Norwich's most sought-after residential locations, this attractive double-fronted detached property offers four bedrooms, two bathrooms and a thoughtfully designed family-friendly layout. Bright and spacious throughout, the home features a stunning open-plan kitchen, dining and living space with bi-fold doors opening onto a private south-facing garden. A separate bay-fronted lounge provides the perfect retreat, while a utility room and cloakroom add valuable practicality. Outside, the garden cabin creates an excellent work-from-home space, studio or hobby room, complete with power and lighting. With off-road parking for three vehicles and a superb position on the edge of the city, this is a home perfectly suited to modern family life.

- Picture-perfect double-fronted façade with beautifully established climbing greenery
- Charming storm porch with characterful checkerboard flooring
- Sun-soaked south-facing garden perfect for long summer afternoons
- Seamless indoor-outdoor living through elegant bi-fold doors
- Exceptional garden cabin with power and lighting for year-round use
- Light-filled interiors designed around family connection and entertaining
- A wonderful balance of cosy retreats and sociable living spaces
- Mature planting, seasonal colour and attractive garden borders
- Spacious brickweave driveway providing parking for up to three vehicles
- A warm, welcoming home with undeniable kerb appeal in a coveted Eaton setting



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The Location

Welsford Road enjoys a highly sought-after position within Eaton, one of Norwich's most desirable residential areas. Particularly popular with families, the location falls within the immediate catchment area for well-regarded schools, including an Outstanding-rated secondary school, making it an excellent choice for those planning for the future.

The area offers a wonderful balance between city convenience and access to open green space. Danby Park is close by, while the surrounding Eaton and Cringleford marshes provide attractive countryside walks and opportunities to enjoy the outdoors. Residents can also easily access Whitlingham Country Park, offering scenic waterside walks, cycling routes and a variety of leisure activities.

Despite its peaceful residential setting, Welsford Road remains exceptionally well connected. Norwich city centre can be reached in approximately 15 minutes on foot, placing an extensive range of shops, restaurants, cafés and cultural attractions within easy reach. Norwich Railway Station, Riverside Retail Park and its entertainment facilities are also easily accessible, making the area ideal for commuters and those who enjoy city living.

For everyday convenience, a range of supermarkets, independent retailers and local services can be found nearby, while larger shopping destinations, including retail parks with major household names, home furnishing stores such as IKEA, and a wide selection of high-street retailers, are within easy driving distance.

Leisure facilities are equally impressive, with Eaton Golf Club close at hand and a variety of fitness and recreational amenities available throughout the surrounding area. The nearby A47 provides straightforward access across Norfolk and beyond, making Welsford Road an excellent base for those commuting for work or regularly travelling further afield.





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Welsford Road, Norwich

A picture-perfect family home in one of Norwich's most desirable locations, where beautiful presentation, generous living space and a wonderful south-facing garden come together effortlessly.

Occupying a prime position within the ever-popular Eaton area, this attractive double-fronted detached residence immediately captures the imagination. Clad with established foliage to the front elevation and enhanced by elegant bay windows, the property enjoys undeniable kerb appeal. A curved archway leads through to a charming storm porch complete with classic checkerboard flooring, creating a warm and welcoming first impression before you've even stepped through the door.

Beyond the front door, a light-filled entrance hall sets the tone for the accommodation that follows. Thoughtfully designed with modern family life in mind, the layout offers an excellent balance between formal and informal living spaces, allowing the home to adapt effortlessly to the needs of a growing family.

Positioned to the front of the property, the lounge is a wonderfully inviting retreat. Generous in size and centred around a beautiful bay window, it provides the perfect setting for quieter evenings, family movie nights or simply relaxing with a good book. The proportions ensure plenty of flexibility for furnishings while maintaining an intimate and cosy atmosphere.



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To the rear, the home truly comes into its own with an exceptional open-plan living space that acts as the heart of daily family life. Designed to flow seamlessly between areas, there is ample room for both comfortable seating and a large dining arrangement, creating a sociable environment ideal for entertaining or everyday family living. Bi-fold doors draw natural light deep into the space and open directly onto the garden, beautifully connecting indoor and outdoor living during the warmer months.

The kitchen is undoubtedly a standout feature. Finished in an attractive contemporary gloss design with a stylish coloured hue, it combines visual appeal with outstanding practicality. Extensive cabinetry provides seemingly endless storage, while wooden work surfaces add warmth and character. A range of integrated appliances ensures a sleek finish, creating a space equally suited to enthusiastic home cooks and busy family schedules alike.

Further enhancing the ground floor is a practical utility room providing additional storage and laundry space, together with a conveniently positioned cloakroom/WC, helping to keep the main living areas organised and clutter free.

The first floor is equally impressive, centred around a spacious landing that enhances the sense of light and space throughout. The property offers four bedrooms in total, three of which are comfortable double rooms with generous proportions.



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The principal bedroom benefits from its own en-suite shower room, while the remaining bedrooms are served by a well-appointed family bathroom. Both bathrooms are modern in presentation and designed to comfortably support modern family living.

Outside, the south-facing rear garden has been thoughtfully arranged to create a private and enjoyable extension of the home. A generous patio provides the ideal setting for outdoor dining, summer entertaining and relaxing with friends and family, while the lawn offers plenty of space for children, pets and everyday enjoyment.

Attractive planting and established foliage soften the boundaries and provide colour and interest throughout the seasons.

A particular highlight is the excellent-quality garden cabin positioned towards the rear of the plot. Complete with power and lighting, it offers exceptional versatility and could serve as a home office, studio, hobby room, gym or simply a peaceful retreat away from the main house.

To the front, a substantial brickweave driveway provides off-road parking for approximately three vehicles, ensuring practicality matches the property's impressive aesthetic appeal.

Beautifully presented throughout, filled with natural light and perfectly configured for modern family life, this is a home that offers comfort, versatility and charm in equal measure, all within one of Norwich's most sought-after city-edge locations.

Agent's Note

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

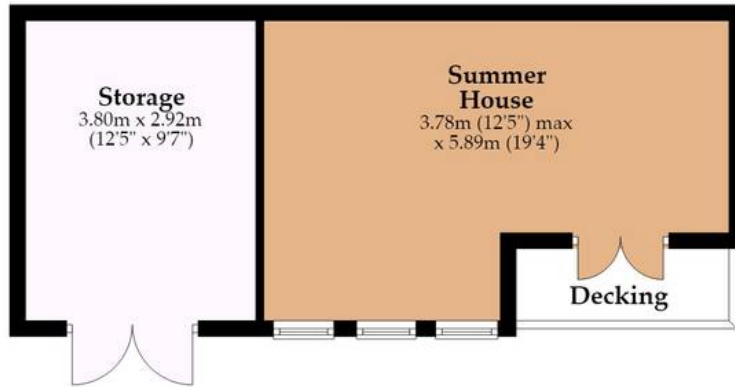


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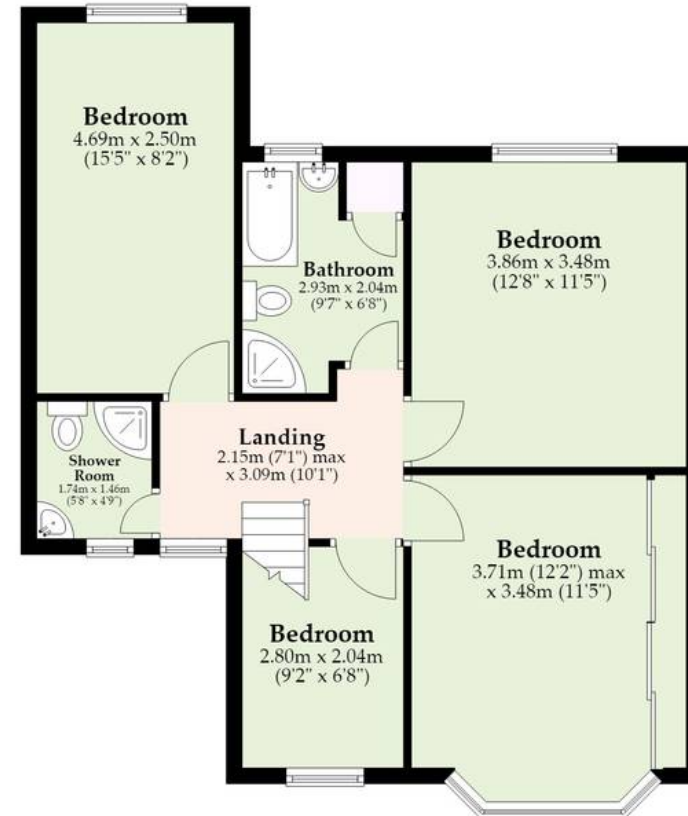
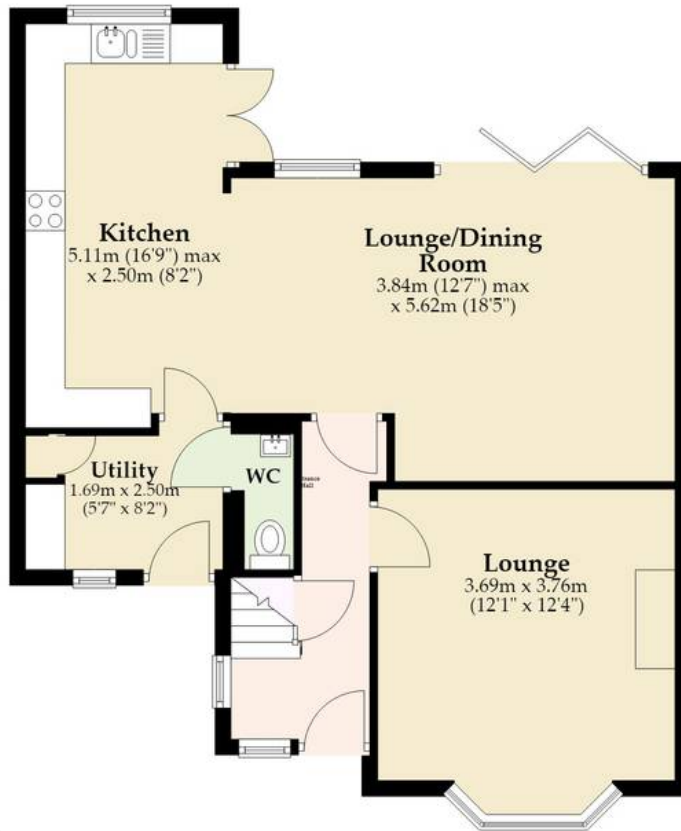
Ground Floor

Approx. 90.4 sq. metres (973.1 sq. feet)
(excluding Decking)



First Floor

Approx. 60.3 sq. metres (648.7 sq. feet)



Total area: approx. 150.7 sq. metres (1621.7 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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