



19 Kensington Place, Norwich

Minors & Brady



19 Kensington Place

Norwich

No onward chain, a private south-facing garden and three well-proportioned bedrooms make this spacious maisonette a fantastic opportunity in the heart of NR1. Arranged over two floors, the property offers larger-than-expected accommodation that is well suited to first-time buyers, families and investors alike. A generous lounge provides an inviting space to relax and entertain, complemented by a modern kitchen with room for dining. Upstairs, three comfortable bedrooms are served by a family bathroom, creating a practical layout for everyday living. Outside, the property benefits from both front and rear garden areas, with the enclosed south-facing rear garden offering an attractive and private outdoor space.

- Three-bedroom maisonette arranged across two spacious floors
- Generous internal layout extending to approximately 835 sq. ft.
- Bright and airy lounge ideal for everyday living and entertaining
- Modern fitted kitchen with space for casual family dining
- Convenient ground floor WC enhancing day-to-day practicality
- Well-maintained throughout with a move-in ready presentation
- Principal bedroom offering excellent proportions for furnishings
- Private enclosed rear garden enjoying a sunny south-facing aspect
- Additional front garden space creating an attractive approach
- Ideal first-time buy or investment within the popular NR1 area





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The Location

Conveniently positioned just east of Norwich city centre, this location offers an excellent setting 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 area 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.

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Kensington Place, Norwich

Offered with no onward chain, this well-presented three-bedroom maisonette provides an excellent opportunity for first-time buyers, investors or those seeking spacious accommodation within the highly desirable NR1 area. Enjoying both front and rear outdoor space, including a private south-facing garden, the property combines generous room proportions with a practical layout and a convenient location close to Norwich city centre.

The accommodation begins with an entrance hall that provides access to the principal ground floor rooms and a convenient WC. Positioned at the front of the property, the lounge is a particularly impressive space, offering generous proportions and ample room for a variety of seating arrangements. A large window allows natural light to pour in, creating a bright and welcoming atmosphere ideal for both everyday living and entertaining.

The kitchen/dining room has been thoughtfully fitted with a range of modern units, providing good storage and worktop space while maintaining a clean and contemporary feel. There is space for essential appliances as well as a small dining table, making it a practical setting for cooking, dining and day-to-day family life. A pleasant outlook towards the garden further enhances the room.



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Upstairs, the property continues to impress with three well-sized bedrooms. The principal bedroom offers particularly generous proportions, providing ample space for larger bedroom furniture. The remaining two bedrooms are comfortable and versatile, lending themselves equally well to children's rooms, guest accommodation or home office use depending on individual requirements.

The family bathroom is fitted with a three-piece suite comprising a bath, wash basin and WC, serving the first-floor accommodation comfortably.

Outside, the property enjoys the benefit of both front and rear garden areas. The rear garden is a standout feature, offering a private and enclosed south-facing space that has been exceptionally well maintained. Predominantly laid to lawn, it provides plenty of room for outdoor seating, gardening or simply relaxing in the sunshine. The combination of privacy, manageable upkeep and outdoor space is sure to appeal to a wide range of buyers.

Agent's Note

Tenure: Leasehold with approximately 81 years remaining on the lease.

Ground Rent & Service Charge: £350 per annum.

Utilities: Connected to mains water, electricity, gas and drainage.



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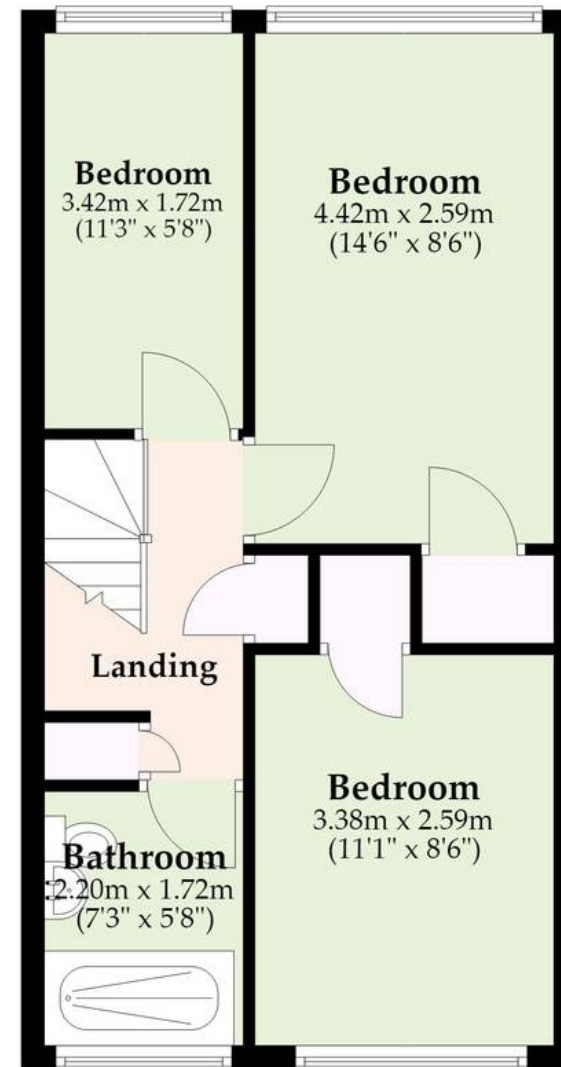
Ground Floor

Approx. 38.6 sq. metres (416.0 sq. feet)



First Floor

Approx. 38.6 sq. metres (416.0 sq. feet)



Total area: approx. 77.3 sq. metres (831.9 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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