



53 Colman Road, Norwich
Norwich



Minors & Brady

53 Colman Road

Subtly tucked away yet full of presence, this impressive four-bedroom home in a desirable NR4 setting blends timeless character with generous living space. Its striking Tudor-inspired exterior hints at the charm found throughout, while inside a spacious layout unfolds with multiple reception areas suited to both relaxed family life and entertaining. The heart of the home is a well-designed kitchen with ample workspace, complemented by a separate utility for added practicality. Flexible ground floor bedrooms and updated shower rooms enhance everyday convenience, with further bedrooms upstairs served by a sleek, contemporary bathroom. Outside, a mature and private garden provides an ideal backdrop for outdoor living, complete with a seating area and useful workshop. With recent improvements already in place and clear potential to extend, this property offers both immediate comfort and exciting future possibilities.

- Four well-proportioned bedrooms across two floors
- Sought-after NR4 location in a quiet residential setting
- Attractive 1930s Tudor-style exterior with character features
- Spacious entrance hall and versatile layout throughout
- Three reception areas including a bright conservatory
- Large, well-equipped kitchen with ample storage and workspace
- Separate utility room for added practicality
- Two modernised shower rooms on the ground floor
- Stylish contemporary family bathroom upstairs with freestanding bath
- Generous rear garden with patio area, pergola, and workshop





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The Location

Colman Road in Eaton is widely recognized as one of Norwich's most desirable residential streets, offering a combination of convenience, accessibility, and a high quality of life. The road's location makes it particularly attractive for those seeking a balance between city living and a more peaceful, suburban environment.

One of the key advantages of Colman Road is its proximity to major institutions. The University of East Anglia (UEA) is only a short drive or bike ride away, making the location ideal for academics, students, and university staff. The nearby Norfolk & Norwich University Hospital adds further appeal, offering not only world-class healthcare facilities but also employment opportunities for medical professionals. For families and professionals alike, this combination of educational and healthcare access is highly advantageous.

Colman Road also benefits from excellent connectivity to the city centre. Norwich's vibrant city centre, with its wide array of shops, restaurants, cultural attractions, and historic landmarks, is easily accessible via road or public transport.

This makes commuting, shopping, dining, and enjoying leisure activities exceptionally convenient for residents. Additionally, the area is well-served by local bus routes, cycle paths, and pedestrian-friendly streets, further enhancing its accessibility.

Beyond its practical advantages, Eaton and the surrounding neighbourhoods offer a pleasant living environment with tree-lined streets, well-maintained properties, and a strong sense of community. The area is known for its safety, tranquility, and proximity to green spaces, including the scenic Eaton Park and the picturesque River Yare, which provide opportunities for walking, cycling, and outdoor recreation.



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Colman Road, Norwich

Tucked away off Colman Road, this substantial four-bedroom family home offers an exceptional amount of space, character, and further potential, making it an ideal long-term home in a highly sought-after NR4 location.

Set behind a large brickweave driveway, the property immediately stands out with its charming exterior, an attractive blend of brick and part-rendered elevations, enhanced by classic 1930s mock Tudor detailing, most notably the striking black timber-style beams, which reflect the home's interwar heritage while adding a distinctive and characterful appearance.

Stepping inside via the porch, you are welcomed into a spacious entrance hall that sets the tone for the rest of the property. The ground floor boasts a versatile trio of reception rooms, including two generous living areas and a bright conservatory, offering flexible spaces for both everyday family living and entertaining. The home is rich in character throughout, with a warm and inviting feel that makes it instantly appealing.

At the heart of the home lies a large, well-appointed kitchen, offering an abundance of storage and extensive worktop space, perfect for busy family life or those who enjoy cooking and hosting. A separate utility room adds further practicality and convenience.

Also on the ground floor are two bedrooms, one of which benefits from a recently updated ensuite shower room, while the second bedroom is served by an additional separate shower, both bathrooms having been modernised to a high standard in recent years.

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Upstairs, two further bedrooms are complemented by a beautifully finished contemporary bathroom, complete with a freestanding bath and a calming botanical-inspired design, creating a relaxing retreat.

The property continues to impress externally, with a large, established rear garden featuring a well-maintained lawn, mature shrubs, and flourishing greenery that provide both privacy and a picturesque setting. A wooden pergola with a patio and seating area offers the perfect space for outdoor dining and entertaining, while a workshop adds further versatility for hobbies or storage.

Further benefits include a boiler replaced approximately three years ago, giving added peace of mind. The property also offers excellent scope to extend (subject to planning permission), allowing future owners to further enhance and personalise the already generous accommodation.

This is a home that truly stands out for its space, character, and potential, perfect for families looking to settle in a prime NR4 location with room to grow.

Agents Note

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



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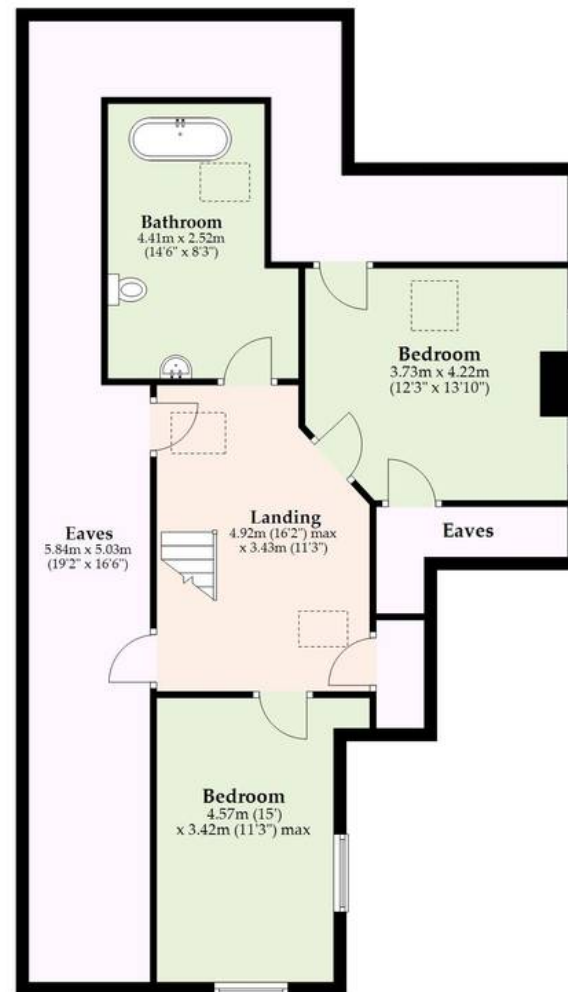
Ground Floor

Approx. 141.0 sq. metres (1518.1 sq. feet)



First Floor

Approx. 102.9 sq. metres (1107.3 sq. feet)



Total area: approx. 243.9 sq. metres (2625.4 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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 norwich@minorsandbrady.co.uk

 01603 365085

 107 Unthank Road, Norwich, NR2 2PE

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