



147a Magdalen Road, Norwich

Minors & Brady



147a Magdalen Road

Norwich

Stylish, low-maintenance living just moments from Norwich city centre.

This beautifully presented two-bedroom home offers a modern open-plan layout, creating a bright and sociable space ideal for everyday living and entertaining. Both double bedrooms benefit from their own en-suite shower rooms, providing an excellent level of comfort, privacy and flexibility.

Triple-glazed windows enhance the home's efficiency and tranquillity, while the contemporary finish throughout allows buyers to move straight in and enjoy. Outside, a private courtyard garden with artificial lawn provides an attractive outdoor space with virtually no maintenance required.

- Beautifully presented two-bedroom terraced home in popular NR3
- Bright open-plan living space with contemporary styling throughout
- Two generous double bedrooms, both with private en-suites
- Triple-glazed windows providing comfort, efficiency and tranquillity
- Stylish herringbone-effect flooring enhancing the main living area
- Modern fitted kitchen with excellent storage and workspace
- Private courtyard garden with artificial lawn and minimal upkeep
- Short walk to local amenities, cafés, pubs and shops
- Approximately 20 minutes on foot from Norwich city centre
- Ideal first purchase, investment or low-maintenance city home





The Location

Magdalen Road is one of Norwich's most vibrant and sought-after residential locations, positioned within the popular NR3 district just a comfortable 20-minute walk from the city centre. Renowned for its strong community spirit and characterful surroundings, the area has become a firm favourite with professionals, families and investors alike, offering an excellent balance of city convenience and neighbourhood charm.

The area is exceptionally well served by local amenities, with Tesco Express, Co-op, Aldi and Norfolk Fresh all within easy reach, making everyday shopping straightforward and convenient. Magdalen Road itself is home to an array of independent cafés, bakeries, shops and eateries, creating a lively and welcoming atmosphere that is enjoyed by residents throughout the year. The local takeaway businesses are also well regarded within the community, contributing to the area's friendly and neighbourly feel.

For those who enjoy an active lifestyle, Sewell Park is just a short distance away and provides a popular green space for dog walking, outdoor recreation and exercise. The area is also a recognised meeting point for local running groups, further reinforcing the strong sense of community that makes NR3 such a desirable place to live.

Socially, residents are spoiled for choice, with The Stanley and The Whalebone among several popular local establishments. In fact, there are numerous pubs and social venues within less than a five-minute walk, offering everything from relaxed drinks and dining to community events and gatherings.

Families benefit from access to well-regarded local schooling, including Sewell Park Academy and a number of primary schools nearby. Healthcare facilities are equally convenient, with two doctors' surgeries located within a five-minute walk, alongside nearby pharmacies and additional healthcare services.



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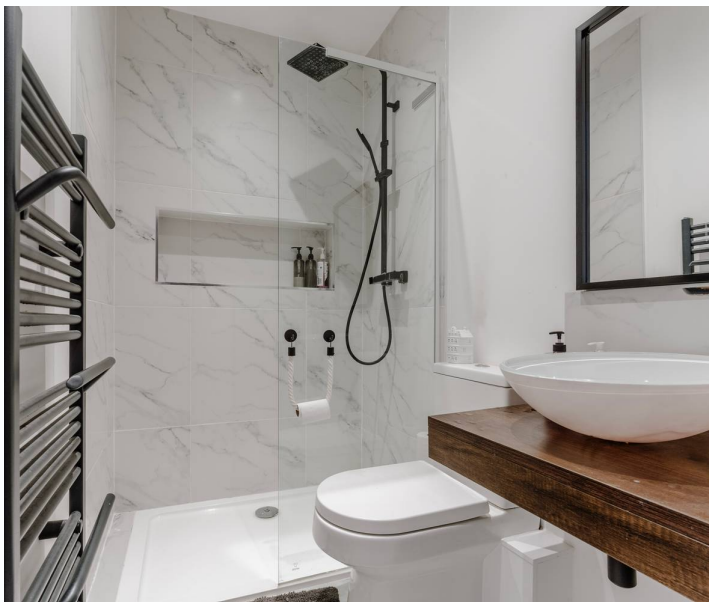
Magdalen Road, Norwich

Perfectly blending character with contemporary styling, this beautifully presented two-bedroom terraced home offers comfortable and low-maintenance living in one of Norwich's most convenient locations. Situated within the ever-popular NR3 district, the property enjoys excellent access to the city centre, transport links and a wealth of local amenities, making it an exceptional choice for first-time buyers, professionals, downsizers and investors alike.

Stepping inside, the home immediately impresses with its bright and sociable open-plan living space. Designed with modern lifestyles in mind, the living, dining and kitchen areas flow seamlessly together, creating a welcoming environment for both everyday living and entertaining. Attractive herringbone-style flooring adds a touch of elegance and character, while triple-glazed windows help enhance comfort and energy efficiency throughout the property.

The kitchen is thoughtfully arranged with a range of fitted units, generous worktop space and integrated cooking appliances, providing a practical setting for preparing meals while remaining connected to the main living area. The open layout ensures the space feels both spacious and inviting, making it the true heart of the home.

Upstairs, the property offers two generous double bedrooms, each benefiting from its own private en-suite shower room.



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This highly desirable arrangement provides an excellent level of privacy and flexibility, whether accommodating guests, sharing with another professional, or creating comfortable family living. Both en-suites are finished in a modern style with fully tiled shower areas and contemporary fittings, enhancing the home's turnkey appeal.

Outside, the rear courtyard has been designed with ease of maintenance in mind, creating a private outdoor space that can be enjoyed throughout the year. Finished with artificial grass, the garden requires virtually no upkeep while still providing an attractive setting for outdoor dining, relaxing with friends or enjoying a morning coffee. The enclosed nature of the courtyard offers a sense of privacy without the demands of a larger garden.

Agent's Note

This property is being sold freehold and is connected to mains water, electricity, gas and drainage.

Please note that the property is situated close to a takeaway premises. As a result, some mortgage lenders may apply additional lending criteria or choose not to lend due to their assessment of associated risks. Prospective purchasers are advised to make their own enquiries with their chosen lender.



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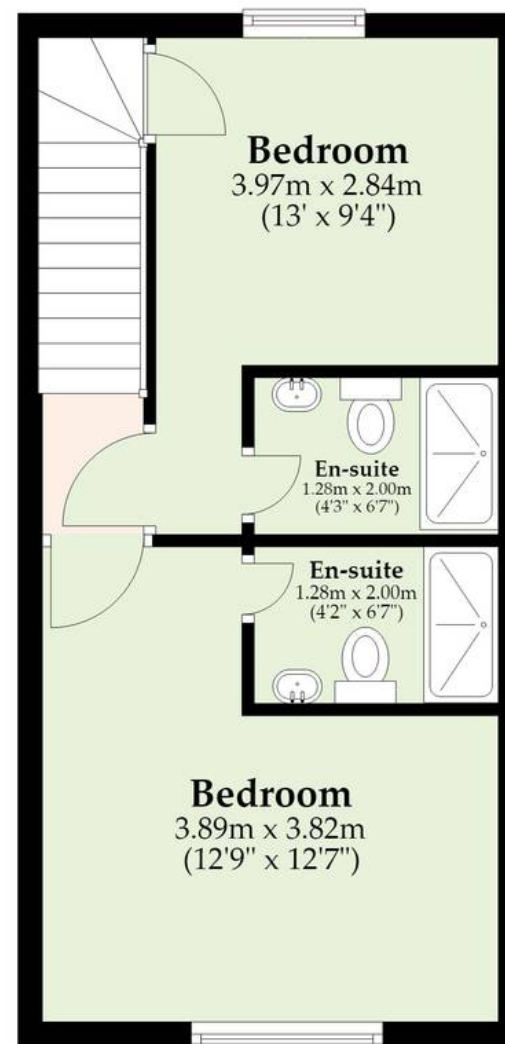
Ground Floor

Approx. 30.0 sq. metres (323.4 sq. feet)



First Floor

Approx. 30.2 sq. metres (325.2 sq. feet)



Total area: approx. 60.3 sq. metres (648.6 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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 norwich@minorsandbrady.co.uk

 01603 365085

 107 Unthank Road, Norwich, NR2 2PE

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