



30 Kingsley Road, Norwich
£375,000

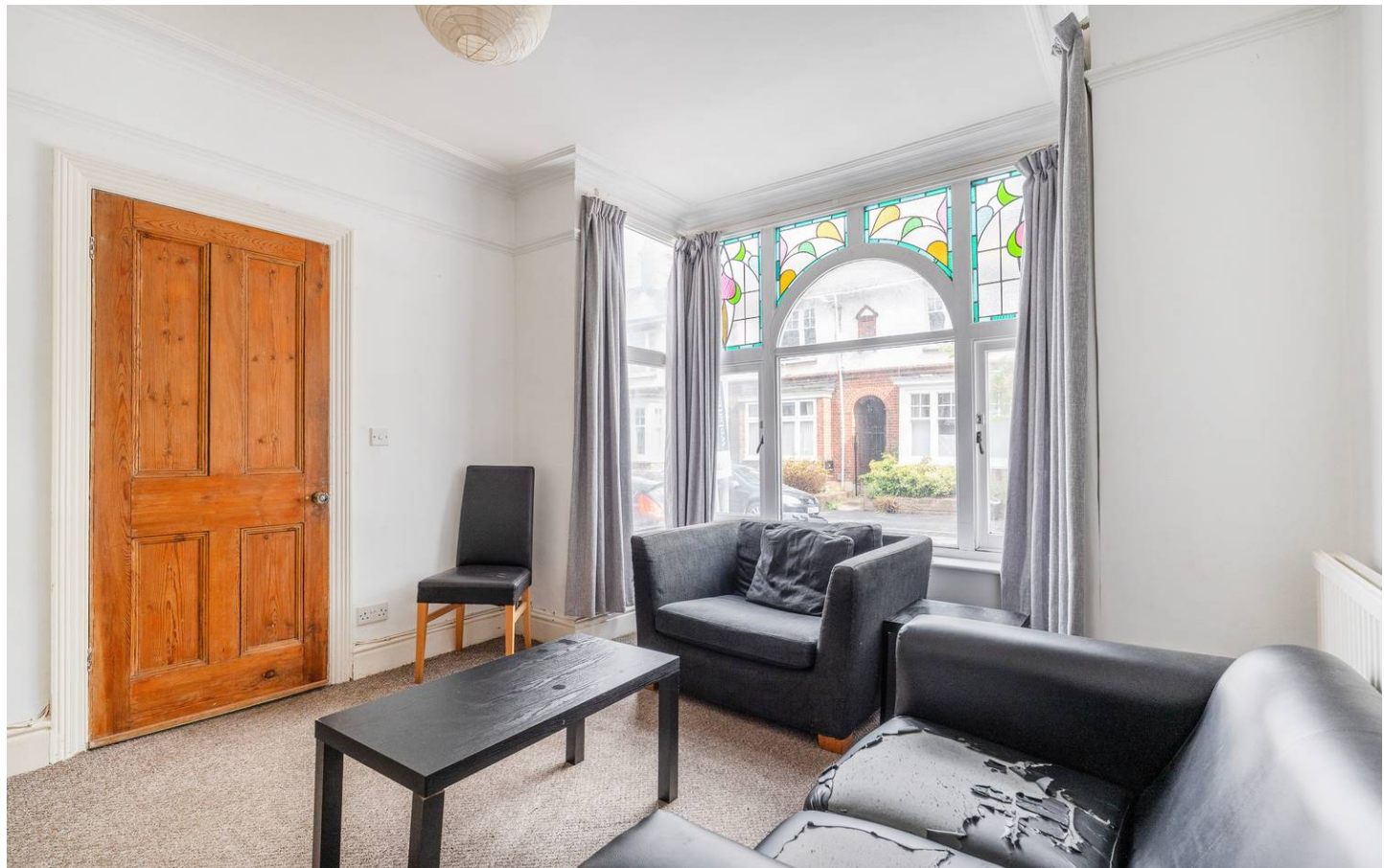
Minors & Brady



30 Kingsley Road

A superb city-fringe period home offering generous living space, character features and a sunny south-facing garden. Situated just a short walk from Norwich city centre, this attractive hall-entrance property combines classic charm with modern practicality. The accommodation includes three well-proportioned double bedrooms, all accessed from the landing, making it ideal for families and professionals alike. Two spacious reception rooms provide flexible living and entertaining space, complemented by a bright kitchen, separate utility room and two bathrooms. Outside, the private south-facing rear garden offers a low-maintenance retreat with useful storage and rear access. Offered with no onward chain, this is a fantastic opportunity to secure a spacious and versatile home in a highly convenient location.

- Beautiful hall-entrance period home within walking distance of Norwich city centre
- Offered with no onward chain, ideal for a smooth and straightforward purchase
- Three well-proportioned double bedrooms, all accessed directly from the landing
- Spacious bay-fronted sitting room featuring attractive period details and a feature fireplace
- Versatile second reception room with French doors opening onto the rear garden
- Bright and practical kitchen/breakfast room complemented by a separate utility room
- Ground floor shower room and first floor family bathroom providing excellent convenience
- Private, south-facing rear garden with patio seating areas, brick-built storage and rear access



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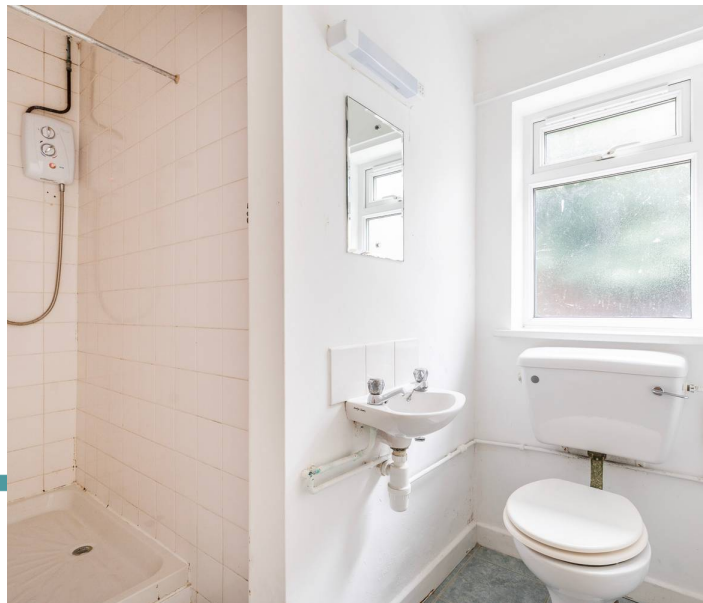
The Location

This convenient and well-connected location lies to the south-east of Norwich city centre, making it an excellent choice for those seeking easy access to the city's extensive amenities whilst enjoying a residential setting. The property is within comfortable walking distance of the city centre, where an excellent selection of independent shops, restaurants, cafés, cultural attractions and historic landmarks can be enjoyed.

Norwich Railway Station is also readily accessible, providing direct services to London Liverpool Street, Cambridge and a range of regional destinations, making the area particularly appealing to commuters. Excellent public transport links are available nearby, with regular bus services operating throughout the city and to surrounding towns and villages.

The popular Riverside development is within easy reach, offering a variety of leisure facilities, restaurants, bars, a cinema and retail outlets. Residents can also enjoy nearby riverside walks along the River Wensum, together with a range of green spaces and recreational facilities.

The area is well served by a wide range of local amenities, including supermarkets, convenience stores, healthcare facilities and well-regarded schools, ensuring everyday essentials are always close at hand. Combining accessibility, convenience and proximity to the vibrant city centre, this sought-after location remains a popular choice for professionals, commuters and those looking to enjoy everything Norwich has to offer.





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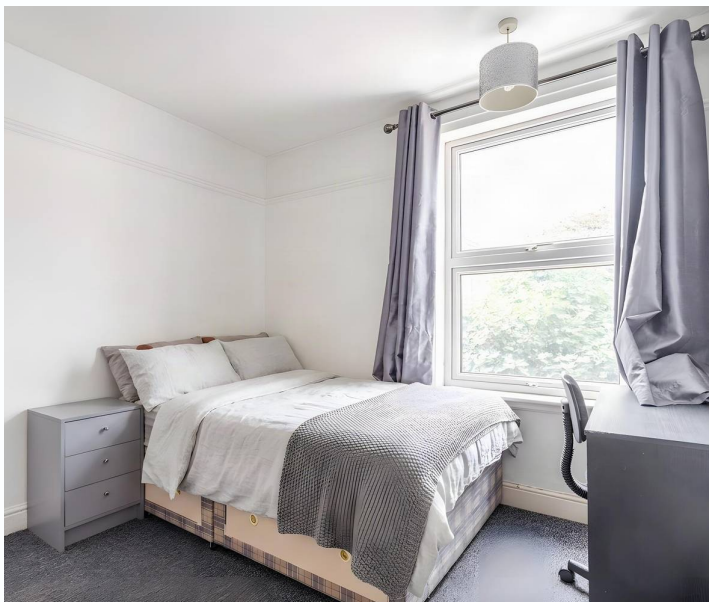
Norwich

Kingsley Road, Norwich

This beautifully presented hall-entrance period home offers an exceptional opportunity to acquire a spacious and characterful property within easy walking distance of Norwich city centre. Combining attractive period charm with practical modern living, the home is offered with **no onward chain**, making it an ideal choice for buyers seeking a straightforward move.

Stepping inside, the welcoming entrance hall immediately sets the tone, showcasing the generous proportions and character features found throughout the property. The ground floor provides two impressive reception rooms, both filled with natural light and offering flexible space to suit a variety of lifestyles. The elegant sitting room benefits from a striking bay window, decorative period detailing and a feature fireplace, creating a warm and inviting setting for everyday living. The second reception room is equally spacious and currently arranged as a bedroom, demonstrating the flexibility on offer. French doors open directly onto the garden, making it a wonderful space for entertaining, dining or simply relaxing.

The kitchen/breakfast room is bright and practical, offering a range of storage units and ample worktop space, while the adjoining utility room adds valuable additional storage and laundry facilities. A well-appointed ground floor shower room further enhances the versatility and convenience of the accommodation.



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Norwich

Upstairs, the property continues to impress with **three genuine double bedrooms**, all accessed from the landing. The principal bedroom is particularly generous in size and enjoys an attractive outlook to the front. The remaining bedrooms are equally well proportioned, with charming period touches adding character and appeal. Serving the first floor is a family bathroom fitted with a bath and shower over, providing facilities to comfortably accommodate family life and visiting guests.

Outside, the property enjoys a private **south-facing rear garden**, designed for low maintenance while still offering an inviting outdoor space to enjoy throughout the year. The combination of patio and shingle areas creates an ideal setting for al fresco dining, entertaining or simply unwinding in the sunshine. A useful brick-built storage area and rear access gate add further practicality.

Agent's Note

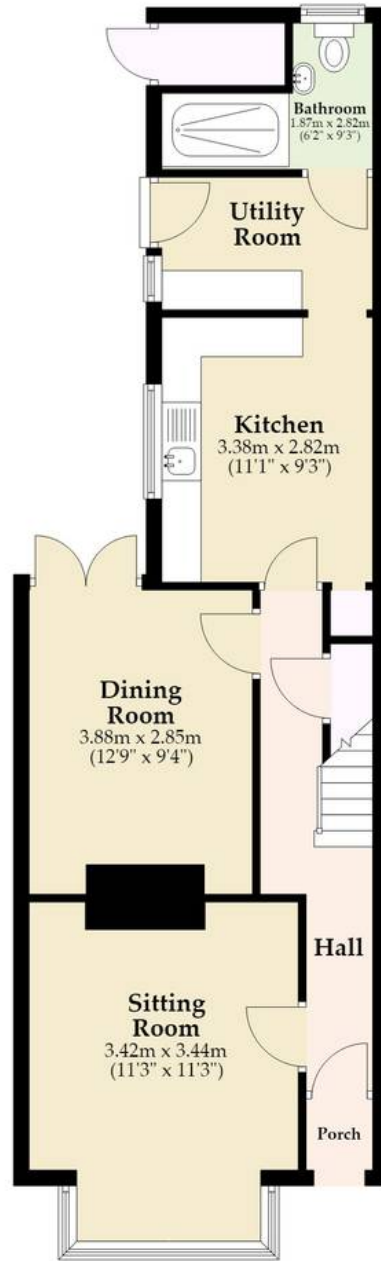
This property will be sold freehold and connected to mains water, electricity, gas and drainage.



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Ground Floor

Approx. 54.1 sq. metres (582.8 sq. feet)



First Floor

Approx. 48.8 sq. metres (525.7 sq. feet)



Total area: approx. 103.0 sq. metres (1108.5 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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Let's make it a *reality*.



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Branch Manager



Meet *Theo*
Property Consultant



Meet *Anya*
Aftersales Progressor

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