



25 Alexandra Road, Norwich

Minors & Brady



25 Alexandra Road

Norwich

Positioned along one of Norwich's most sought-after roads, this beautifully extended Victorian terrace offers over 1,500 sqft of impeccably presented accommodation, where original character features and thoughtfully designed living spaces create a home perfectly suited to modern family life. High ceilings, sash windows, wooden flooring and a striking cast iron fireplace pay tribute to the property's heritage, while the impressive kitchen-dining room, with its vaulted ceiling, skylights and French doors to the garden, provides a superb setting for everyday living and entertaining. Further highlights include two versatile reception areas, four well-proportioned bedrooms, two contemporary bathrooms, a generous rear garden and a detached studio ideal for home working, fitness or leisure. Set within easy reach of Norwich's vibrant city centre, highly regarded schools and everyday amenities, this is a home that offers both character and flexibility in equal measure.

Agents Notes

Freehold.

Connected to mains water, electricity, gas and drainage.

Gas central heating system.

Please note: The vendor has informed us that the property has off-street parking (Minors & Brady are unable to verify this information).

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- Extended and improved Victorian terrace positioned down a highly sought-after road in the city of Norwich
- Showcases over 1,500sqft of immaculately presented accommodation, perfect for you to adapt to your families lifestyle preferences and interior style
- Retains the properties original character features of high ceilings, Sash windows, a beautiful cast iron fireplace and wooden flooring
- Open-plan sitting room and snug that has a focal point of a decorative cast iron fireplace and bespoke floor-to-ceiling bookshelves, inviting relaxation and entertaining
- The core of the home lies within the impressive kitchen and dining room, that partly has a vaulted ceiling and two large skylights, with French doors that open out to the garden
- The kitchen is equipped with modern cabinetry, a Rangemaster oven, space for your own appliances and a large cupboard for housing laundry appliances
- Ground-floor shower room and a first-floor bathroom, both comprising contemporary suites that accommodate residents and guests
- Four first-floor bedrooms that offer the utmost comfort and privacy, all currently designed with a soft, natural décor
- A generous-size garden that features a patio for outdoor seating, planted beds, a laid to lawn and a detached studio that can be used for home-working, a home-gym or a garden bar/entertainment room
- Easy access to the vibrant city centre, offering shopping centres, restaurants, education options and transport links



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The Location

Alexandra Road enjoys a highly convenient and desirable position within Norwich, the historic cathedral city and county capital of Norfolk. Combining the character and amenities of a thriving city with easy access to open countryside and the Norfolk coastline, the area is particularly popular with professionals, families, and retirees seeking an excellent quality of life and outstanding connectivity.

Norwich offers an extensive range of everyday facilities, including major shopping centres, independent boutiques, supermarkets, cafés, restaurants, healthcare services, and highly regarded schools. The city is renowned for its rich heritage, reflected in its impressive cathedral, medieval streets, historic landmarks, and vibrant cultural scene, which includes theatres, galleries, museums, and a diverse programme of events throughout the year.

Residents benefit from a wealth of leisure and recreational opportunities, with attractive parks, riverside walks, sports clubs, fitness facilities, and green open spaces located throughout the city. The nearby Norfolk Broads National Park provides exceptional opportunities for boating, walking, cycling, and wildlife watching, while the renowned Norfolk coastline can be reached within a reasonable drive.

Norwich boasts excellent transport connections, with regular rail services providing direct links to London Liverpool Street and other major regional centres. The city is also well served by an extensive road network, while Norwich Airport offers a range of domestic and international connections, further enhancing its accessibility.



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A bright and welcoming entrance hall provides an immediate sense of space and character, leading through to the principal reception rooms. The open-plan sitting room and snug is an inviting setting for everyday living, centred around a decorative cast iron fireplace and framed by bespoke floor-to-ceiling bookshelves. The layout offers excellent versatility, whether arranged as comfortable family seating, a play area for younger children or a dedicated space for reading and relaxation.

To the rear of the property, the impressive kitchen and dining room serves as the social hub of the home. Partially vaulted, with two large skylights overhead, this light-filled room enjoys an uplifting sense of space throughout the day. French doors open directly onto the garden, encouraging easy indoor-outdoor living during the warmer months.

The kitchen is fitted with contemporary cabinetry, extensive work surfaces and a Rangemaster oven, alongside space for additional appliances and a substantial storage cupboard that discreetly accommodates laundry facilities. The dining area provides plenty of room for family meals, celebrations and entertaining with friends.

Practicality is well catered for with a contemporary ground-floor shower room and a stylish first-floor bathroom, both fitted with modern three-piece suites to comfortably serve both residents and guests.



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Upstairs, four well-proportioned bedrooms offer comfortable and flexible accommodation. Each room has been decorated in soft, natural tones, creating calm and restful spaces that can easily be tailored to individual requirements, whether as bedrooms, guest accommodation, nursery space or a home office.

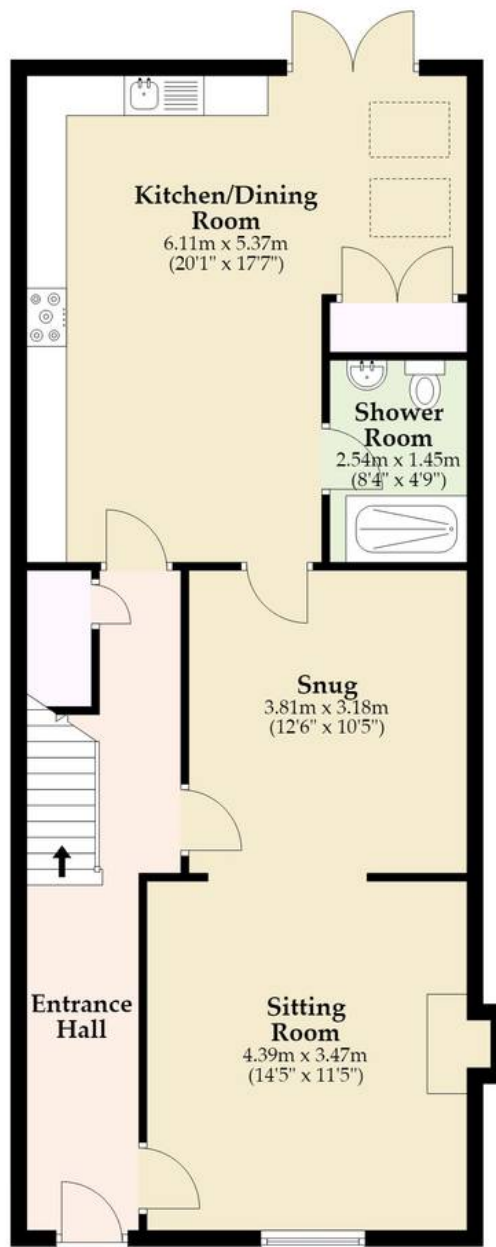
Outside, the generous rear garden has been designed for enjoyment throughout the seasons. A paved terrace provides an ideal spot for outdoor dining and morning coffee, while planted borders introduce colour and texture around a lawned garden suitable for children, pets and keen gardeners. Beyond, a detached studio adds further flexibility and can be utilised as a home office, gym, creative workspace, garden bar or entertainment room.

Offering character, space and versatility in equal measure, this exceptional Victorian home presents a wonderful opportunity to enjoy a lifestyle centred around comfortable family living, entertaining and working from home, all within easy reach of Norwich's thriving city centre, independent amenities and excellent schooling.



Ground Floor

Approx. 76.2 sq. metres (819.8 sq. feet)



First Floor

Approx. 57.3 sq. metres (616.5 sq. feet)



Outbuilding

Approx. 11.9 sq. metres (127.8 sq. feet)



Total area: approx. 145.3 sq. metres (1564.1 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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Minors & Brady
Your home, our market

 norwich@minorsandbrady.co.uk

 01603 365085

 107 Unthank Road, Norwich, NR2 2PE

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