



34 Magdalen Road, Norwich
£280,000

Minors & Brady



Beautifully presented throughout with a lovely specification and an effortless sense of style, this charming Victorian terrace is a home that immediately impresses. Ideally located within walking distance of Norwich city centre, it combines period character with the practicality required for modern living. The traditional layout provides inviting and versatile accommodation, with attractive living spaces that are perfect for both relaxing and entertaining. Upstairs, the generous bedrooms are complemented by a useful additional room, offering flexibility for a range of lifestyle needs. Outside, the established rear garden provides a peaceful oasis, rich in greenery and mature planting. Combining charm, convenience and timeless appeal, this delightful city home represents an excellent opportunity for a wide range of buyers.

- Beautifully renovated hall-entrance Victorian terrace, comprehensively updated throughout in 2023
- Prime NR3 location on sought-after Magdalen Road, within easy walking distance of Norwich city centre and amenities
- Elegant bay-fronted sitting room featuring a charming fireplace, attractive wooden flooring and an abundance of natural light
- Spacious separate dining room with French doors opening onto the garden, ideal for entertaining and everyday living
- High-specification Schmidt kitchen with integrated appliances, excellent storage solutions and direct access to the rear garden
- Two generous first-floor bedrooms, including a bright principal bedroom with dual windows and pleasant front aspect
- Stylish contemporary shower room finished to a high standard, complementing the quality and design of the home
- Private enclosed rear garden offering a low-maintenance outdoor retreat, perfect for relaxing, dining and entertaining
- Character features seamlessly blended with modern upgrades, creating a turnkey property ready for immediate occupation

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34 Magdalen Road

The Location

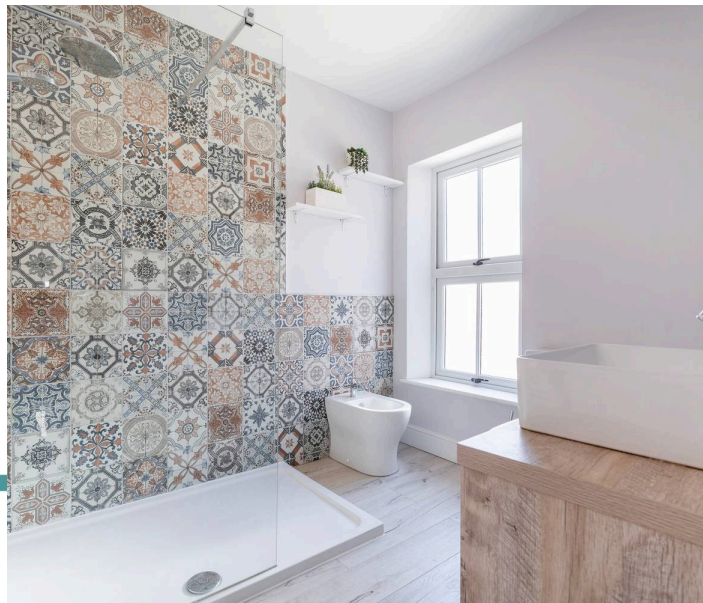
Magdalen Road is a popular and highly convenient residential location situated just north of Norwich city centre within the ever-sought-after NR3 postcode. The area enjoys a strong sense of community and is renowned for its blend of attractive period homes, independent businesses and excellent local amenities, making it a favourite among families, professionals and investors alike. Residents benefit from having a Tesco Express just a short stroll away, ideal for everyday essentials, while a fantastic selection of independent cafés, bakeries, pubs and restaurants can be found along Magdalen Road and the surrounding streets.

One of the area's most popular social spots, The Stanley public house, is within walking distance and offers a welcoming setting for food, drinks and community events. Anglia Square is also nearby, providing further shopping and convenience facilities, whilst Norwich's vibrant city centre, with its extensive retail, cultural and leisure offerings, can be reached on foot within minutes.

For families, the area is well served by a number of respected educational establishments including Magdalen Gates Primary School, Angel Road Infant and Junior Schools, and Sewell Park Academy. Healthcare needs are catered for by nearby GP practices, pharmacies and dental surgeries, ensuring essential services are always close to hand.

Transport links are excellent, with frequent bus services operating throughout the city and surrounding areas, while Norwich Railway Station is easily accessible and offers direct services to London, Cambridge and regional destinations. Combining everyday convenience, character and a thriving community atmosphere, Magdalen Road remains one of Norwich's most desirable urban locations, perfectly balancing city living with a welcoming neighbourhood feel.

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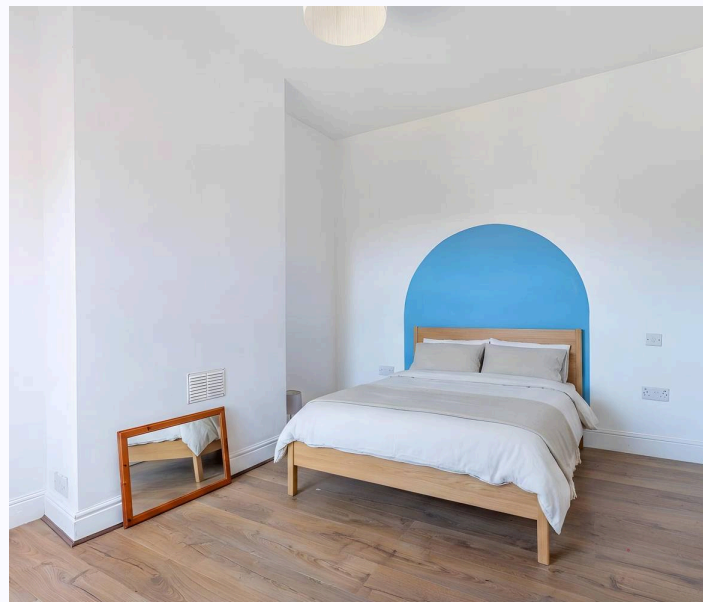
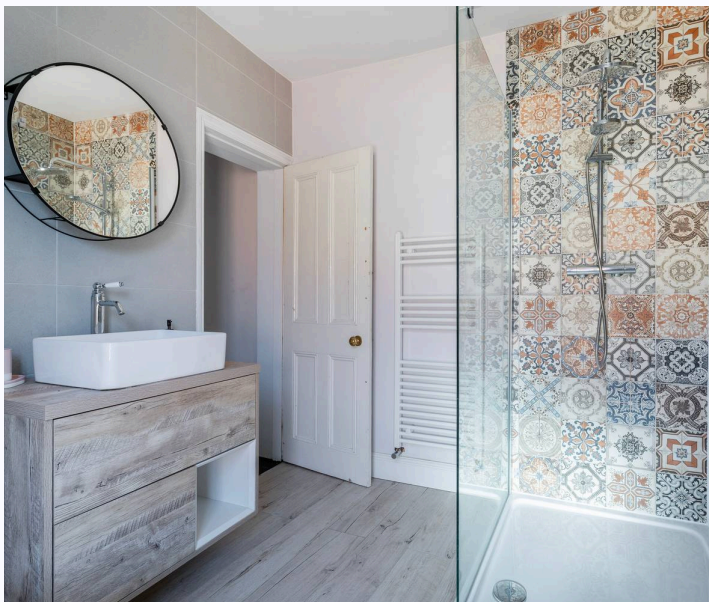
Magdalen Road, Norwich

Beautifully renovated and impeccably presented, this charming hall-entrance terrace offers stylish, move-in-ready accommodation in one of Norwich's most sought-after city locations. Situated within easy walking distance of Norwich city centre, local amenities, parks and excellent transport links, the property perfectly combines character features with contemporary living, making it an ideal first-time purchase or investment opportunity.

Having undergone a comprehensive renovation programme in 2023, the home has been thoughtfully updated throughout to create bright, welcoming interiors that are ready to be enjoyed from day one.

Entered via a traditional hall entrance, the property immediately impresses with its sense of space and natural light. The attractive bay-fronted sitting room provides a cosy yet elegant reception space, complete with a feature fireplace and beautiful wooden flooring, while the separate dining room offers an excellent setting for both everyday living and entertaining, with French doors opening directly onto the garden.

A particular highlight of the home is the premium Schmidt kitchen, a high-quality contemporary space designed with both style and practicality in mind. Offering excellent storage solutions and generous worktop space, the kitchen comes complete with an integrated fridge, dishwasher and washing machine, creating a sleek and functional environment perfectly suited to modern living. French doors also provide direct access to the garden, enhancing the connection between indoor and outdoor space.



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Norwich

The first floor continues to impress with two well-proportioned bedrooms accessed directly from the landing, ensuring a practical and desirable layout. The principal bedroom enjoys a bright dual-window frontage, while the second bedroom provides versatile accommodation suitable for guests, a home office or additional living space. Serving the first floor is a modern shower room, stylishly appointed and designed to complement the property's contemporary finish.

Outside, the property benefits from a private, enclosed and low-maintenance rear garden, offering an attractive space for outdoor dining, relaxing and entertaining without the demands of extensive upkeep. To the front, a neatly maintained garden enhances the property's kerb appeal and welcoming first impression.

Agent's Note

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



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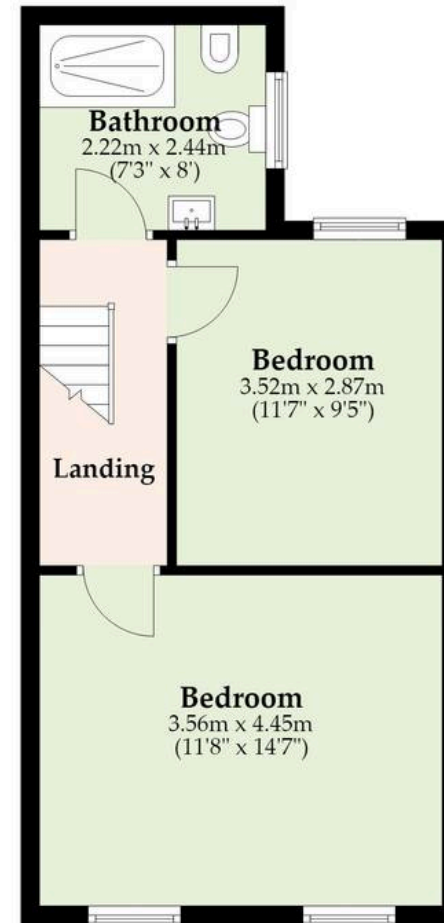
Ground Floor

Approx. 41.8 sq. metres (449.6 sq. feet)



First Floor

Approx. 37.2 sq. metres (400.5 sq. feet)



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Total area: approx. 79.0 sq. metres (850.2 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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