



104 Trinity Street, Norwich

Minors & Brady



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Norwich

OPEN DAY - 29 August, by appointment only

This charming late Victorian home occupies an enviable position within Norwich's sought after Golden Triangle, offering a wonderful opportunity to acquire a characterful property with excellent scope for modernisation. Retaining a wealth of period features and attractive original details throughout, the property offers well-proportioned accommodation arranged across three levels, providing plenty of flexibility for modern living.

The combination of its generous living spaces, two first-floor bedrooms, substantial second-floor loft room and established rear garden makes this an exciting opportunity for buyers looking to create a home tailored to their own style, while retaining the character and charm of this period property.



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- Late Victorian three storey home with an abundance of period charm and character throughout
- Highly sought after Golden Triangle location, close to the wide range of amenities, independent businesses and green spaces Norwich has to offer
- Spacious living room featuring a period fireplace and attractive built in shelving, creating a warm and characterful reception space
- Separate dining area providing a dedicated space for entertaining and everyday family dining
- Well proportioned kitchen with fitted units and access through to a useful versatile space, offering potential for further improvement
- Two well sized bedrooms arranged across the first floor, with the principal bedroom offering generous proportions
- Large second floor loft room providing excellent additional space, ideal for use as a home office, hobby room or further occasional living accommodation, subject to any necessary consents
- Attractive rear garden offering a private outdoor space with mature planting and established greenery
- Excellent renovation potential, providing an exciting opportunity to update and personalise a characterful home in one of Norwich's most desirable residential areas



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Location

Situated in the sought-after Town Close area of Norwich, Trinity Street is conveniently positioned within easy reach of the city centre and a wide range of local amenities. The surrounding area offers a selection of independent shops, cafés, restaurants, supermarkets, and everyday services, with further shopping and leisure facilities available in the city centre. Regular bus services operate nearby, while Norwich railway station is approximately 1.1 miles away, providing direct connections to London, Cambridge, and destinations across the region.

The area also benefits from a number of well regarded schools and is close to several attractive green spaces, including Chapelfield Gardens and Eaton Park. Norwich itself offers a wealth of cultural and leisure attractions, including its historic cathedral, theatres, museums, galleries, and riverside walks. With its established residential surroundings and convenient access to the amenities of central Norwich, Trinity Street provides an excellent location for enjoying the city and its wider surroundings.



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The ground floor opens into a hallway, leading through to the spacious living room, where a period fireplace and extensive built-in shelving create an attractive focal point. A separate dining area provides a versatile space for everyday dining and entertaining, while the kitchen is positioned to the rear and features a range of fitted units. Beyond the kitchen is a further versatile space, offering useful flexibility and potential for improvement. The first floor provides two well proportioned bedrooms, alongside the family bathroom. The principal bedroom offers particularly generous proportions, while the second bedroom provides a comfortable additional bedroom or flexible space. The second floor is home to a substantial loft room, providing valuable additional accommodation that could be used as a home office, hobby room or further occasional living space, subject to any necessary consents.

Outside, the property benefits from an attractive rear garden, offering a private outdoor space with mature planting and established greenery. Combined with its desirable Golden Triangle location, period character and considerable renovation potential, this is an exciting opportunity to create a distinctive Norwich home in a highly sought after area.



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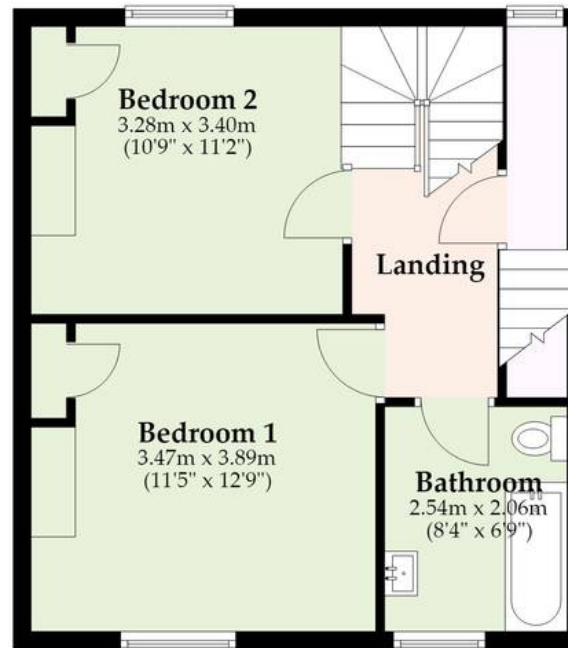
Ground Floor

Approx. 50.3 sq. metres (541.0 sq. feet)



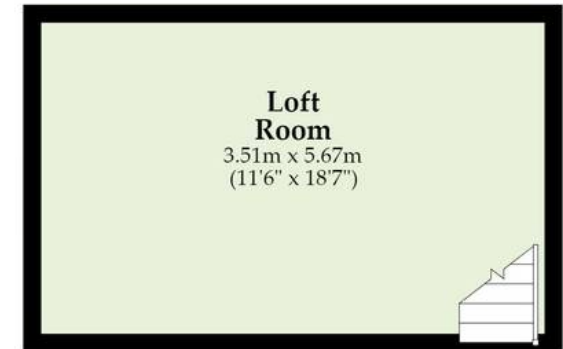
First Floor

Approx. 41.7 sq. metres (448.5 sq. feet)



Second Floor

Approx. 19.9 sq. metres (214.1 sq. feet)



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Total area: approx. 111.8 sq. metres (1203.7 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.

Dreaming of this home?
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Branch Manager



Meet *Nagilla*
Aftersales Team Leader



Meet *Tristan*
Senior Property Lister

Minors & Brady
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