



85 Waterloo Road, Norwich

Minors & Brady



85 Waterloo Road

Norwich

From the street, this charming NR3 terrace gives little indication of what awaits inside. Extended, reconfigured and improved over time, the property offers an impressive level of accommodation that is rarely found in homes of this style. Arranged across three floors and complemented by a generous garden, a balcony and outbuildings, it presents an exciting opportunity to enjoy spacious city living in one of Norwich's most vibrant and well-connected neighbourhoods.

Agents Notes

Freehold.

Connected to mains water, electricity, gas and drainage.

Gas central heating system.

Please note: This property has a bisected garden.

The vendor has made us aware that this property has off-road parking at the rear of the property (Minors & Brady are unable to verify this information).





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The Location

Waterloo Road enjoys a convenient and well-connected position within the popular NR3 district of Norwich, one of the city's most vibrant and sought-after residential areas. Known for its characterful streets, excellent amenities, and close proximity to the city centre, NR3 has become a highly desirable location for a wide range of buyers.

The neighbourhood offers an excellent selection of everyday conveniences, including independent shops, supermarkets, cafés, restaurants, public houses, healthcare facilities, and well-regarded schools. The nearby Magdalen Street and St Augustine's areas are particularly renowned for their eclectic mix of local businesses, eateries, and community atmosphere, while Norwich city centre is within easy reach, providing an extensive range of retail, leisure, and cultural attractions.

One of the area's key advantages is its access to green spaces and recreational facilities. Residents can enjoy nearby Waterloo Park and Wensum Park, both offering attractive open spaces, children's play areas, and pleasant walking routes. The River Wensum also provides picturesque waterside walks and opportunities to explore the city's natural surroundings.

The property is ideally situated for access to Norwich's historic cathedral quarter, famous market, and thriving arts and entertainment scene. The Norfolk Broads, stunning North Norfolk coastline, and beautiful countryside are all within easy reach, offering excellent opportunities for outdoor pursuits and days out.

Regular rail services from Norwich Station provide direct connections to London Liverpool Street, Cambridge, and other major destinations, while the area's road network offers convenient access to the A47 and wider region.

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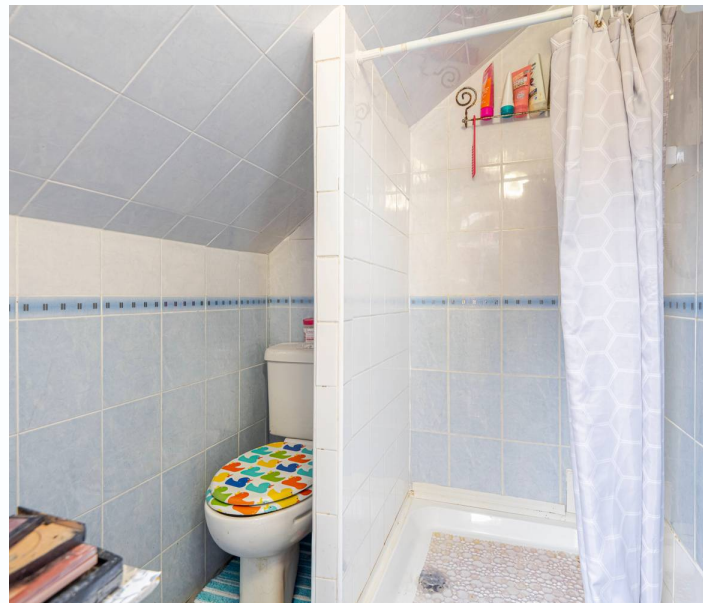
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Occupying a convenient position in the heart of NR3, this attractive mid-terrace home enjoys easy access to an excellent range of local amenities, independent cafés, popular pubs, schooling and regular transport links, all while remaining within comfortable reach of Norwich city centre. The property offers an impressive amount of accommodation arranged across three floors, delivering a level of space and versatility rarely found in homes of this style.

The property opens with a welcoming sitting room, a comfortable space that sets the tone for the rest of the home. Beyond, the separate dining room provides an ideal setting for family meals, entertaining guests or home working, while also benefiting from a useful built-in storage cupboard.

To the rear, the extended kitchen is a standout feature. Designed with modern living in mind, the additional space has transformed the original layout into a far more practical and sociable area. Fitted with a range of storage units and generous work surface space, there is ample room for cooking, dining and day-to-day family life. A conveniently positioned ground floor WC further enhances the functionality of the accommodation.



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The first floor comprises two well-proportioned bedrooms. The rear bedroom benefits from its own en-suite bathroom and enjoys direct access onto a substantial balcony overlooking the garden, creating an excellent spot to enjoy the outdoor surroundings from an elevated position.

The second floor is dedicated entirely to the principal bedroom suite, created through a loft conversion. This impressive space features an en-suite shower room, extensive eaves storage and plenty of natural light, resulting in a versatile and private bedroom positioned away from the main household accommodation.

Outside, the bisected rear garden is full of character, with established planting and colourful borders creating an attractive setting throughout the seasons. Designed to remain relatively low maintenance, the garden provides generous space for outdoor dining, gatherings or simply enjoying time outside. A collection of useful outbuildings and sheds offer excellent storage, with one benefiting from power, presenting opportunities for hobbies, workshop use or additional workspace.

Offering considerably more than a typical terrace home, this exceptional property provides flexible accommodation, three bedrooms, two en-suite facilities, attractive outdoor space and the convenience of private parking, all within one of Norwich's most desirable and well-connected locations.



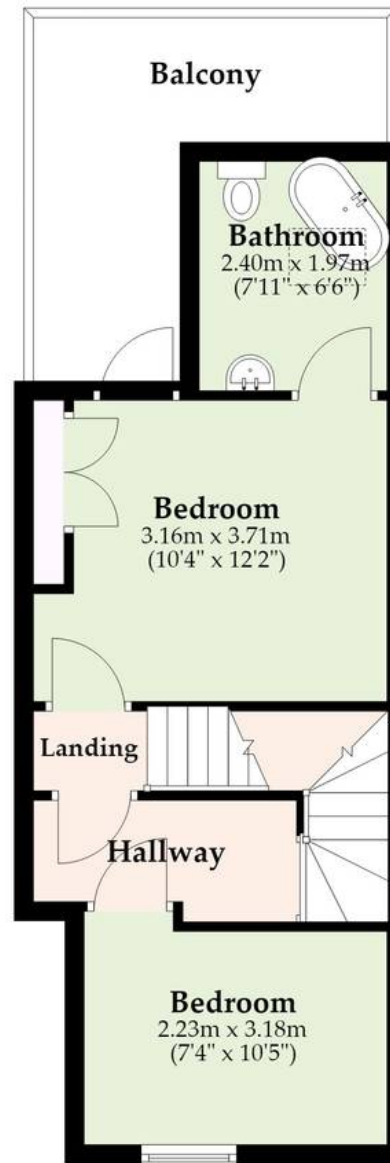
Ground Floor

Approx. 42.3 sq. metres (455.0 sq. feet)



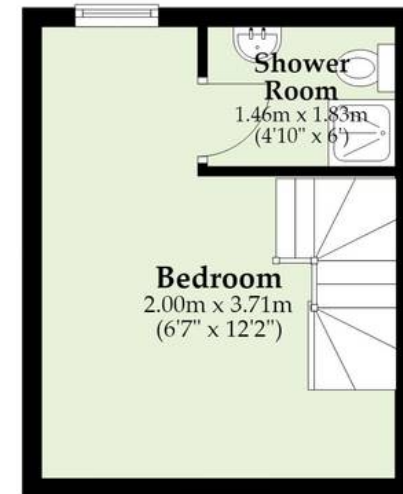
First Floor

Approx. 32.5 sq. metres (349.6 sq. feet)
(excluding Balcony)



Second Floor

Approx. 17.3 sq. metres (186.6 sq. feet)



Total area: approx. 92.1 sq. metres (991.2 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
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 norwich@minorsandbrady.co.uk

 01603 365085

 107 Unthank Road, Norwich, NR2 2PE

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