



4 Spencer Street, Norwich

Minors & Brady



4 Spencer Street

Norwich

Stylish city living awaits with this beautifully presented terrace, just moments from Norwich city centre. Located in the highly sought-after NR3 district, this two-bedroom mid-terrace home offers an excellent blend of character, convenience and modern comfort. The accommodation includes two reception rooms, a fitted kitchen and a ground floor shower room, creating a practical and flexible layout. Upstairs, the principal bedroom benefits from a recently fitted en-suite shower room, complemented by a further bedroom. Outside, a private non-bisected garden completes this attractive move-in-ready home.

- Beautifully presented mid-terrace house throughout
- Sought-after NR3 location near city centre
- Within walking distance of Norwich centre
- Bright and comfortable front sitting room
- Separate dining room with garden access
- Fitted kitchen with practical storage space
- Ground floor shower room and utility area
- Two well-proportioned first floor bedrooms
- Principal bedroom with modern en-suite shower
- Private non-bisected rear garden



M&B



4 Spencer Street

Norwich

The Location

Situated on the highly regarded Spencer Street, this property enjoys a prime position just to the south of Norwich city centre, offering the perfect balance between urban convenience and a more relaxed residential setting. A wealth of everyday amenities can be found within easy reach, including local shops, supermarkets, cafés and takeaways, while regular bus services and nearby road links provide excellent connectivity across the city and beyond.

The area is particularly popular for its accessibility to Norwich's vibrant city centre, where residents can enjoy an extensive selection of independent boutiques, high street retailers, restaurants, bars and cultural attractions. Green spaces are also close by, providing opportunities for walking, recreation and outdoor leisure.

One of the neighbourhood's most popular local establishments is The Stanley, a well-regarded community pub known for its welcoming atmosphere, making it a great spot to meet friends, enjoy a meal or unwind at the end of the day. The surrounding area benefits from a strong sense of community, contributing to its enduring appeal among a wide range of buyers.

Families are well catered for with a selection of schools available nearby, while professionals will appreciate the ease of access to Norwich city centre, Norwich Train Station and the A47. Combining convenience, character and a desirable city location, Spencer Street remains one of Norwich's most sought-after residential areas.



M&B



4 Spencer Street

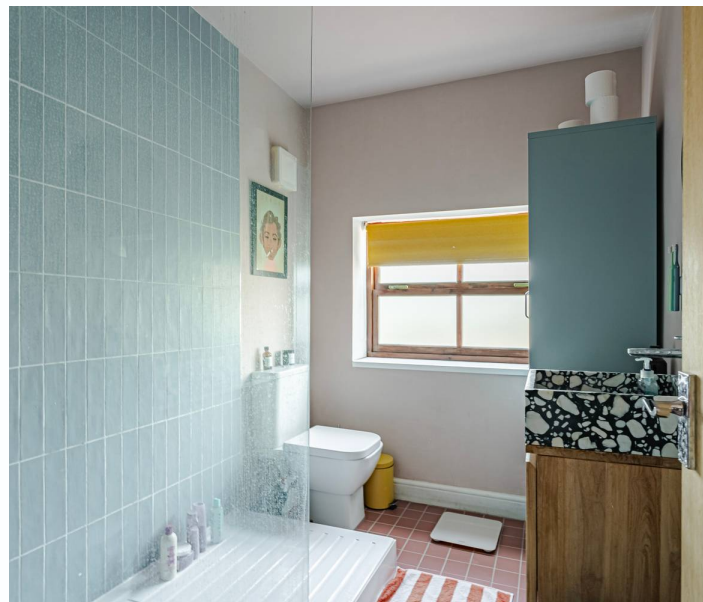
Norwich

Spencer Street, Norwich

Situated within the ever-popular NR3 district of Norwich, just a short walk from the city centre, this beautifully presented two-bedroom mid-terrace home offers stylish accommodation, period charm and the convenience of city living. Ideally suited to first-time buyers, professionals or investors, the property enjoys easy access to an excellent range of local amenities, independent cafés, popular pubs, supermarkets and transport links.

The accommodation is both bright and welcoming, with a comfortable sitting room positioned to the front of the property, creating an ideal space to relax and unwind. Beyond, a separate dining room provides excellent versatility, offering the perfect setting for everyday dining, entertaining guests or even a home working area if required. French doors open directly onto the rear garden, helping to bring the outside in and creating a wonderful sense of space and light.

The kitchen is fitted with a range of units and work surfaces, providing practical storage and preparation space, whilst the ground floor is further complemented by a modern shower room. Thoughtfully arranged, the layout makes excellent use of the available space and contributes to the home's appealing flow.



M&B



4 Spencer Street

Norwich

To the first floor, two well-proportioned bedrooms are accessed from the landing. The principal bedroom is particularly impressive, benefitting from a recently fitted en-suite shower room, a rare and valuable addition for a property of this style and size. The second bedroom provides comfortable accommodation for guests, family members or those working from home.

Outside, the property continues to impress with a private, non-bisected rear garden, offering an attractive and low-maintenance environment for outdoor dining, entertaining or simply enjoying the warmer months.

Agent's Note

This property will be sold freehold.

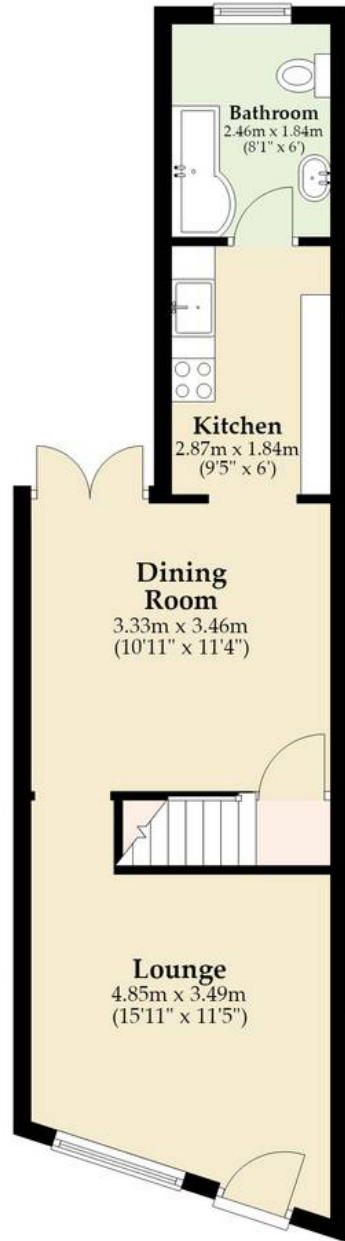
Connected to mains water, electricity, gas and drainage.



M&B

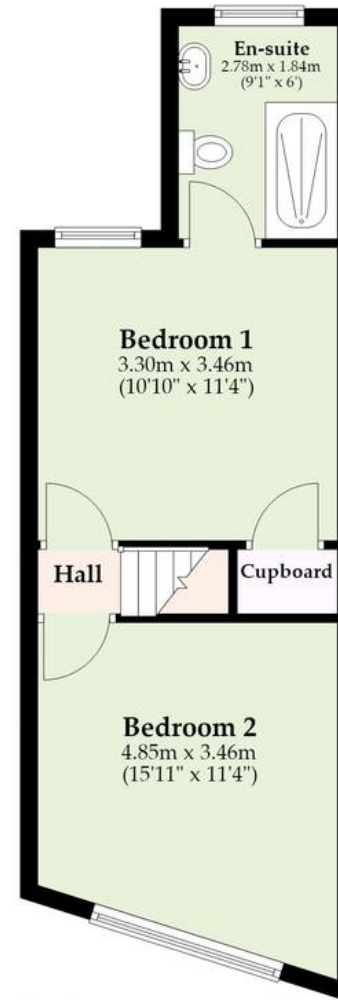
Ground Floor

Approx. 36.8 sq. metres (396.0 sq. feet)



First Floor

Approx. 32.4 sq. metres (348.3 sq. feet)



Total area: approx. 69.1 sq. metres (744.3 sq. feet)

M&B

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?

Let's make it a *reality*.



Meet *Liam*
Branch Manager



Meet *Connie*
Senior Property Consultant



Meet *Tristan*
Senior Property Lister

Minors & Brady

Your home, our market



norwich@minorsandbrady.co.uk



01603 365085



107 Unthank Road, Norwich, NR2 2PE

BURY ST. EDMUNDS | CAISTER-ON-SEA | DEREHAM | DISS | NORWICH | OULTON BROAD | WROXHAM



Residential | Buy-to-Let | Protection

How we can support:

- ✓ Residential Mortgages
- ✓ Protection and Insurance
- ✓ Buy-to-Let (Personal and Limited Company)



Matt Waters
Director and
Principal



Victoria Payne
Mortgage and
Protection Adviser

Offering you quick and professional mortgage advice, every step of the way.

T: 01603 210378
E: enquiries@norfolk-mortgages.co.uk
W: www.norfolk-mortgages.co.uk