



81 Warwick Street, Norwich

Minors & Brady



81 Warwick Street

Norwich

Packed with character and positioned in the heart of Norwich's highly sought-after Golden Triangle, this home combines period charm with practical modern living. Offering a traditional hall entrance, an open-plan lounge and dining space, and three bedrooms all accessed from the landing, the property is perfectly suited to families, professionals and first-time buyers alike. The over-passage design provides particularly generous first-floor accommodation, while the modern kitchen and bathroom ensure everyday comfort and convenience. Outside, an enclosed rear garden with patio, established planting and useful brick-built storage offers a private space to relax and entertain. Just moments from the city's vibrant amenities, cafés, schools and transport links, this is an excellent opportunity to enjoy one of Norwich's most desirable locations.

- Sought-after Golden Triangle location, just moments from Unthank Road, Norwich city centre and an excellent selection of cafés, shops and amenities
- Attractive period home, combining character features with modern comforts in a highly desirable residential setting
- Traditional hall entrance, creating a welcoming first impression and practical separation from the living accommodation
- Open-plan lounge and dining room, offering a bright and versatile space ideal for both everyday living and entertaining
- Modern fitted kitchen, providing ample storage, generous workspace and direct access to the rear garden
- Three bedrooms off landing, creating a practical layout well suited to families, guests or home working
- Over-passage design, allowing for a larger principal bedroom with useful fitted storage





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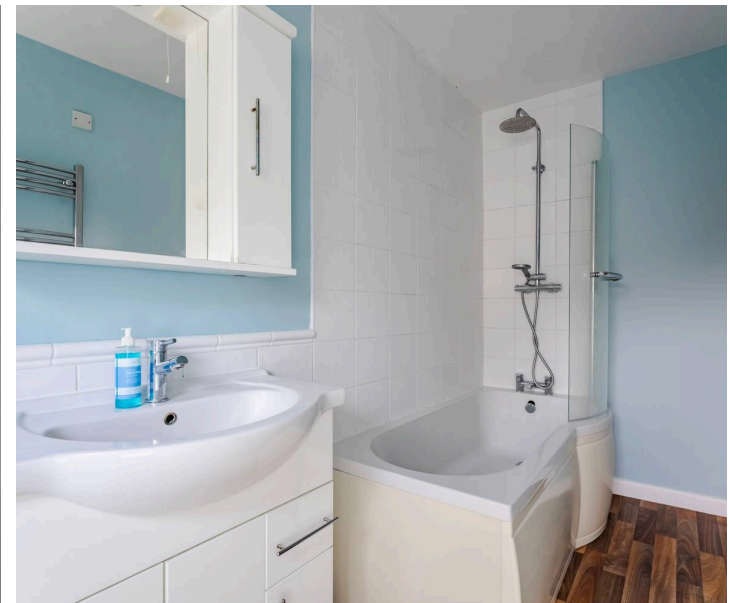
The Location

Warwick Street sits in a highly desirable part of Norwich, just off Unthank Road, in a vibrant and convenient residential area. The location offers the perfect balance of city living and neighbourhood charm, with a mix of period homes, tree-lined streets, and a strong sense of community.

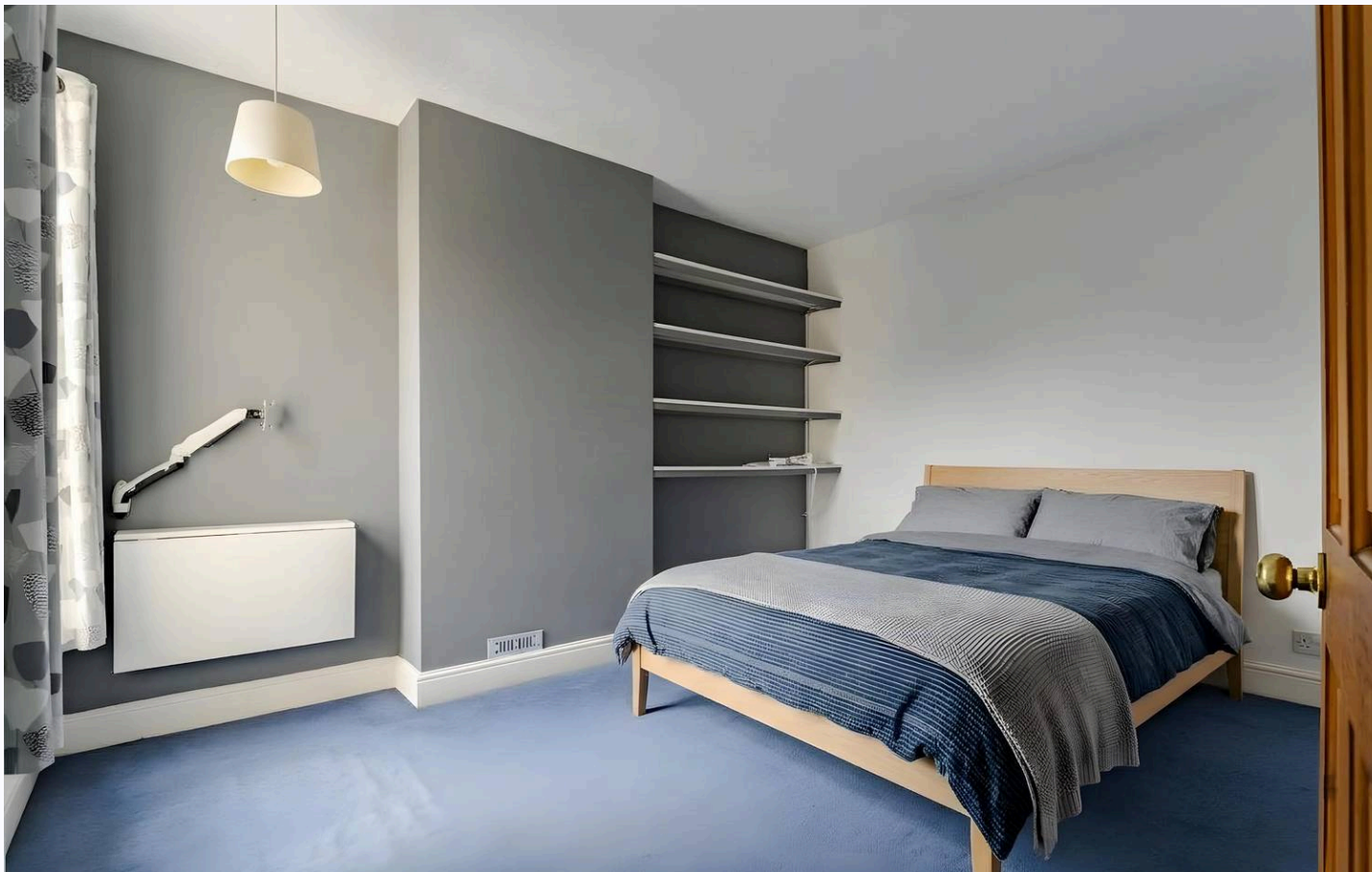
Residents can enjoy a variety of local amenities within easy walking distance. Food lovers will appreciate nearby William and Florence, known for its excellent Sunday roast, while cafés such as Blue Joanna provide a cosy spot for brunch or coffee. Everyday essentials are covered with a Tesco Express just a short stroll away, and independent shops and a charming local florist make running errands simple and enjoyable.

For those who enjoy exploring, the historic city centre is just a walk away. Here, you can immerse yourself in Norwich's culture, from boutique shopping and markets to the beautiful Georgian townhouses and heritage architecture that give the city its unique character. Green spaces are also within reach, with Chapelfield Gardens and Heigham Park offering ideal spots for walking, cycling, or weekend relaxation.

The area is family-friendly, with excellent schools nearby, including Norwich High School for Girls and Eaton Primary, making it a practical choice for households of all sizes. Transport connections are strong, with regular bus services to the city centre and Norwich railway station just a short ride away, ensuring easy access to wider travel routes.



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Warwick Street, Norwich

Occupying a highly sought-after position within Norwich's ever-popular Golden Triangle, this charming home offers a wonderful blend of character, practicality and convenience. Benefiting from a hall entrance, an open-plan reception space and three bedrooms off landing, the property presents an excellent opportunity for first-time buyers, growing families and those seeking a home within easy reach of the city centre and local amenities.

Stepping inside, the welcoming entrance hall provides an immediate sense of separation from the main living areas, adding to the property's traditional appeal. The principal reception room flows naturally between lounge and dining areas, creating a bright and versatile space well suited to modern lifestyles. Generous natural light from both front and rear aspects enhances the feeling of space, while original character touches help create a warm and inviting atmosphere.

Positioned at the rear of the property, the kitchen has been fitted with a range of modern units and practical work surfaces, providing ample storage and preparation space for day-to-day living. A door opening directly to the outside further enhances its practicality and makes entertaining and garden access effortless.



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The first floor has a particularly attractive layout, with all three bedrooms accessed independently from the landing. Thanks to the property's over-passage design, the upper floor benefits from additional space compared to many similar homes, most notably within the principal bedroom, which offers impressive proportions and useful fitted storage. The remaining bedrooms provide flexibility for family members, guests, home working or hobbies.

Completing the accommodation is a family bathroom fitted with a modern suite, serving the bedrooms with ease and practicality.

Outside, the property continues to impress with a low-maintenance front garden creating an attractive approach. To the rear, the enclosed garden provides a pleasant outdoor setting for relaxing, dining and entertaining. A patio area offers the perfect spot to enjoy the warmer months, whilst established planting helps create a sense of privacy and colour throughout the year. Further benefits include a useful brick-built external storage room and access via the shared passage.

Additional features include UPVC double glazing and gas central heating, ensuring comfort and efficiency throughout the seasons.

Agent's Note

Please note that some of the marketing images used have been AI staged to demonstrate the potential use and layout of certain rooms.

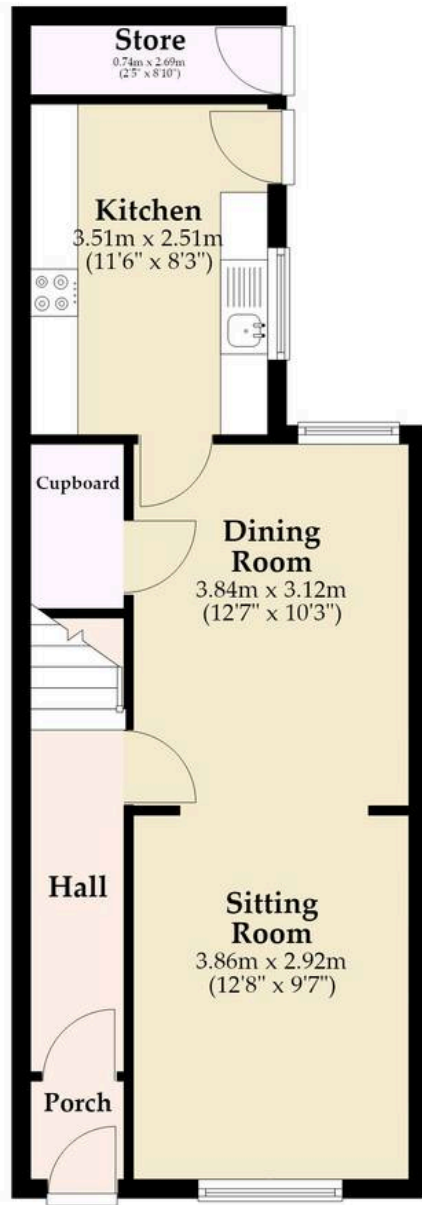
Residents' permit parking is available at a cost of £48.20 for an 18-month permit.



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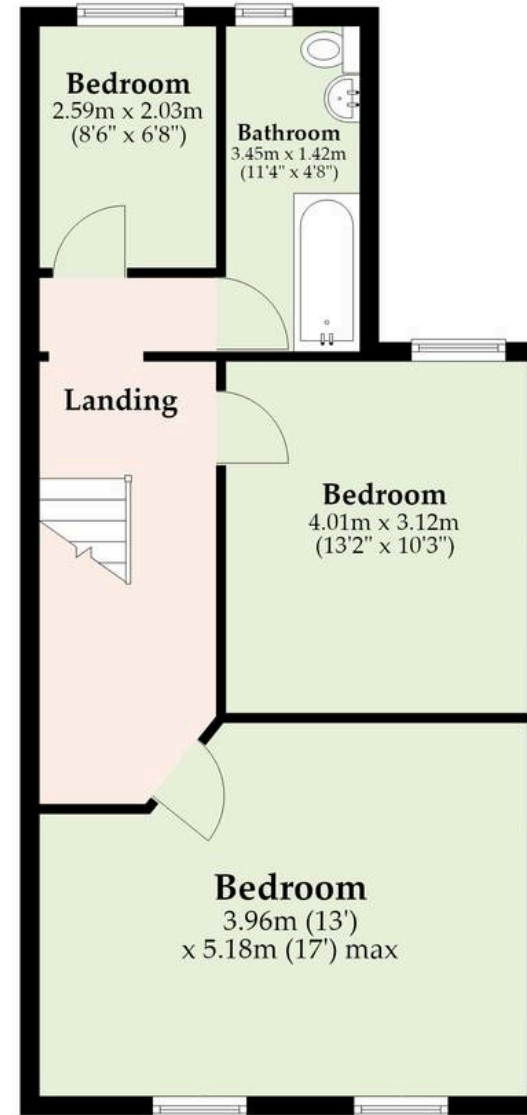
Ground Floor

Approx. 43.3 sq. metres (466.5 sq. feet)



First Floor

Approx. 53.6 sq. metres (576.5 sq. feet)



Total area: approx. 96.9 sq. metres (1043.0 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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