



49 Portersfield Road, Norwich

Minors & Brady



49 Portersfield Road

Norwich

Character features, versatile living spaces, elevated position and city convenience come together beautifully in this appealing end-of-terrace home, perfectly placed within one of Norwich's most sought-after residential settings. Well presented throughout, the property offers a warm and inviting atmosphere, with elegant bay-fronted reception space, charming feature fireplaces and an abundance of natural light enhancing the accommodation. The dining room forms the heart of the home, flowing effortlessly into the well-appointed kitchen, creating an ideal environment for everyday living and entertaining. Outside, a raised courtyard garden provides an attractive setting for relaxing and outdoor dining, while three well-proportioned bedrooms offer flexibility for families, professionals and those working from home.

Agents Notes

This property will be sold freehold.

Connected to mains water, electricity, gas and drainage.

Combi boiler.



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- End-of-terrace residence positioned on an elevated plot, down a residential road in the highly sought-after area of Norwich
- Well-presented accommodation, making it a suitable option for professionals, families or those looking to relocate to a city location
- Inviting living room with a feature fireplace and a bay-fronted window, creating a homely-feel for relaxation and entertaining
- At the centre of the home is a dining room, with a feature fireplace and an effortless flow into the kitchen
- Kitchen is equipped with modern cabinetry, an integrated oven, a fridge/freezer and plumbing for a washing machine
- Ground-floor bathroom comprising of a contemporary three-piece suite
- Three bedrooms offering comfort and privacy, with the third bedroom having flexibility to be a home office, dressing room or a nursery
- A raised, low-maintenance courtyard that is ideal for outdoor seating arrangements
- Easy access to the city centre, offering a wide range of shops, restaurants, education options, transport links and healthcare facilities



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Portersfield Road is situated within the popular NR3 area of Norwich, offering a convenient residential setting with easy access to a wide range of local amenities.

Residents benefit from an excellent selection of shops, supermarkets, cafés, restaurants, schools, and healthcare facilities, all readily accessible within the surrounding area. The nearby districts of Magdalen Street and Silver Road provide a variety of independent businesses and everyday amenities, whilst Norwich city centre is within easy reach.

The area offers a range of recreational opportunities, with nearby parks, open green spaces, and riverside walks providing excellent opportunities for outdoor enjoyment. The River Wensum and surrounding green spaces further enhance the appeal of the location, offering attractive settings for leisure and relaxation.

Norwich city centre provides an extensive range of shopping, dining, cultural, and entertainment facilities, including the historic Norwich Market, theatres, museums, and a variety of independent and national retailers. The property is also conveniently positioned for access to the University of East Anglia (UEA), Norfolk and Norwich University Hospital, and Norwich Airport, making the location particularly appealing to professionals, academics, students, and frequent travellers.

The area benefits from excellent transport connections, with convenient access to the A47, A140, and Norwich Ring Road, providing routes throughout Norfolk and beyond. Norwich railway station offers regular services to Cambridge, London Liverpool Street, and destinations across the region.



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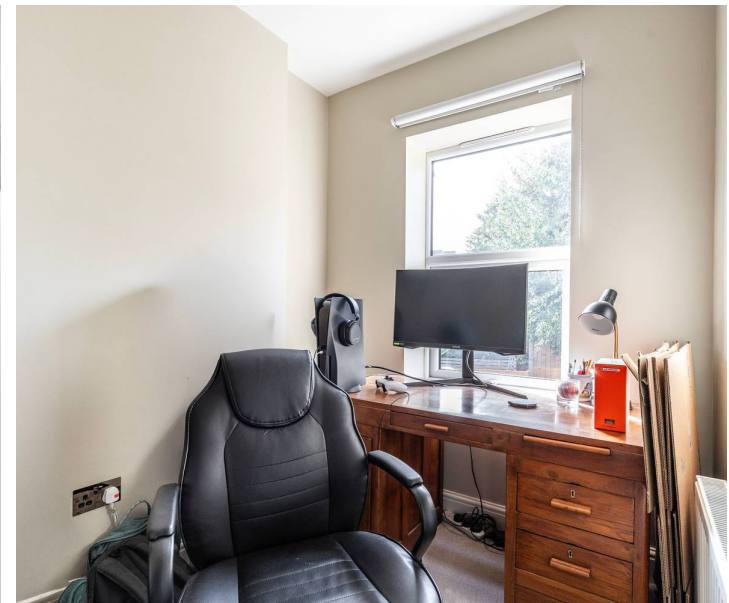
Occupying a desirable elevated position along a residential road within one of Norwich's most sought-after locations, this well-presented end-of-terrace residence offers comfortable and versatile accommodation ideally suited to professionals, growing families or those seeking the convenience of city living.

The accommodation begins with an entrance hall that provides an inviting introduction to the home. From here, doors lead to the principal reception rooms, while stairs rise to the first-floor accommodation. The welcoming layout immediately creates a sense of space and comfort, setting the tone for the accommodation that follows.

Positioned at the front of the property, the living room is a particularly appealing space, flooded with natural light through a bay-fronted window that enhances the room's bright and airy feel. A feature fireplace provides an attractive focal point and contributes to the warm, homely atmosphere, making the room ideal for both everyday relaxation and entertaining guests. The proportions allow for a variety of furniture arrangements, ensuring the space is as practical as it is inviting.

Located at the centre of the home, the dining room forms a key social space and offers excellent versatility for family dining, gatherings and day-to-day living. A further feature fireplace adds character, while the room benefits from an effortless flow through to the kitchen, creating a practical arrangement that supports modern lifestyles. Whether hosting friends or enjoying quieter family meals, this space is perfectly suited to a range of occasions.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		

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The kitchen has been thoughtfully designed to maximise functionality and is fitted with a range of modern cabinetry providing ample storage. Integrated appliances include an oven and fridge/freezer, while plumbing is in place for a washing machine. The layout allows for efficient food preparation and everyday convenience, creating a practical environment for cooking and household tasks. Its connection to the dining room enhances the overall flow of the ground floor and ensures the kitchen remains very much at the heart of the home.

Completing the ground-floor accommodation is the family bathroom, appointed with a contemporary three-piece suite. Well maintained and neatly presented, it serves the household with ease and offers a clean, modern aesthetic.

The first floor provides access to three well-proportioned bedrooms, each offering comfort, privacy and flexibility. The third bedroom offers valuable versatility and could be adapted to suit a variety of lifestyles. Whether utilised as a home office for those working remotely, a dressing room, nursery or hobby room, it provides flexibility that is increasingly sought after in today's homes.

Outside, the property continues to impress with a raised courtyard garden providing an attractive low-maintenance outdoor space. Ideal for outdoor seating arrangements, the courtyard offers a pleasant extension of the living accommodation. Surrounding planting beds soften the setting and provide opportunities for colourful displays, creating a charming environment that can be enjoyed throughout the seasons.

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Ground Floor

Approx. 37.3 sq. metres (402.0 sq. feet)



First Floor

Approx. 33.7 sq. metres (362.4 sq. feet)



Total area: approx. 71.0 sq. metres (764.3 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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