



208 Norwich Road, Norwich

Minors & Brady



208 Norwich Road

Norwich

Stylish, spacious and beautifully updated throughout, this charming two-bedroom semi-detached home combines modern interiors with a substantial rear garden and excellent access to local amenities. Thoughtfully improved by the current owners, the property offers bright and welcoming accommodation perfectly suited to first-time buyers, young families, or those looking to downsize without compromising on space. The well-balanced layout includes separate reception rooms, a practical kitchen with ample storage, and two generous double bedrooms. Outside, a landscaped patio provides the ideal space for entertaining, whilst the impressive rear garden offers plenty of room to enjoy. With off-road parking and everyday amenities within easy walking distance, this is a home ready to move straight into and enjoy.

- Beautifully updated semi-detached home with stylish décor throughout
- Spacious sitting room featuring attractive herringbone-style flooring
- Separate dining room ideal for entertaining and family gatherings
- Well-appointed kitchen with solid wood worktops and excellent storage
- Ground floor cloakroom recently refitted for added convenience
- Two generous double bedrooms offering flexible living arrangements
- Principal bedroom benefiting from useful built-in wardrobe storage
- Family bathroom fitted with a modern three-piece suite
- Impressive rear garden extending to approximately 140ft in length
- Off-road parking for multiple vehicles and amenities within walking distance





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Situated in the popular and well-connected area of Costessey, this location offers an excellent balance of suburban living and city convenience. Norwich city centre is just a short drive away, with regular bus routes providing straightforward access into the city for shopping, dining, entertainment, and rail connections. The A47 is also easily reached, making commuting across Norfolk and beyond both quick and convenient.

The area benefits from a fantastic range of local amenities within walking distance, including a convenience store, pharmacy, hair salon, cafés, and healthcare services. Kind Coffee has become a popular meeting spot for residents, whilst The Crown pub provides a welcoming community atmosphere, showing live sports and offering a great place to socialise with friends and neighbours.

For everyday shopping and larger retail needs, Longwater Retail Park is just moments away, hosting a superb selection of national retailers including Sainsbury's, M&S Food, Boots, The Range, Starbucks, and a variety of restaurants and takeaways. This excellent retail offering adds significant convenience to day-to-day life.

Those who enjoy the outdoors are particularly well catered for, with the renowned Marriott's Way nearby, providing miles of scenic walking, cycling, and running routes. The surrounding area also offers access to riverside walks, woodland, parks, fishing lakes, and garden centres, creating plenty of opportunities to enjoy Norfolk's countryside.

Families benefit from a range of schooling options in the vicinity, including St Augustine's Catholic Primary School, Ormiston Victory Academy, and Taverham High School.



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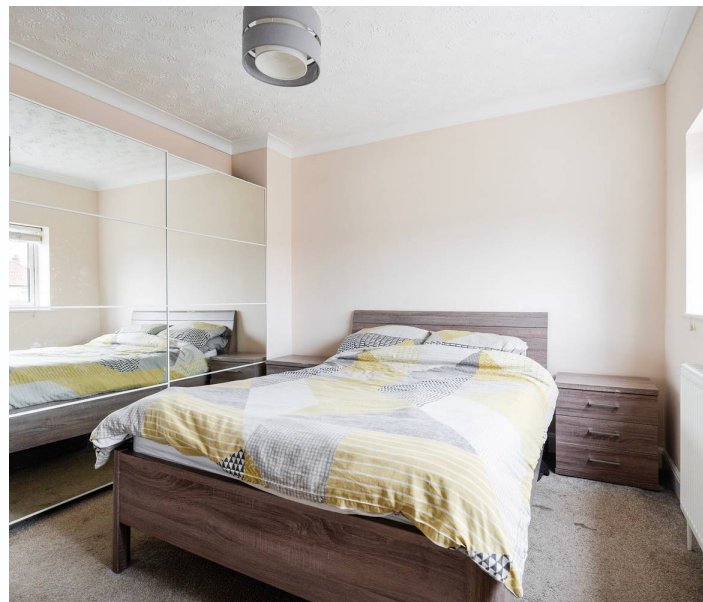
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Set back from the road behind mature hedging, this attractive semi-detached home enjoys a pleasant degree of privacy from the outset. A generous shingle driveway provides off-road parking for multiple vehicles, whilst a side gate offers convenient access to the rear garden.

Stepping inside, the entrance lobby provides a practical space for coats, shoes and everyday essentials before leading into the main accommodation. The property immediately showcases its attractive decorative finish, with modern styling and quality internal oak doors helping create a warm and inviting atmosphere throughout.

The sitting room is positioned to the front of the property and benefits from excellent natural light through a large window overlooking the frontage. Attractive herringbone-style flooring enhances the space, whilst the chimney breast creates an appealing focal point with additional storage positioned to either side. There is ample room for comfortable seating, making this an ideal place to relax and unwind.

Flowing through to the dining room, the property continues to impress with a versatile second reception space ideal for formal dining, family meals, or entertaining guests. An under-stairs storage cupboard provides valuable practicality, while the open-plan feeling between the dining room and kitchen helps create a sociable layout perfectly suited to modern living.



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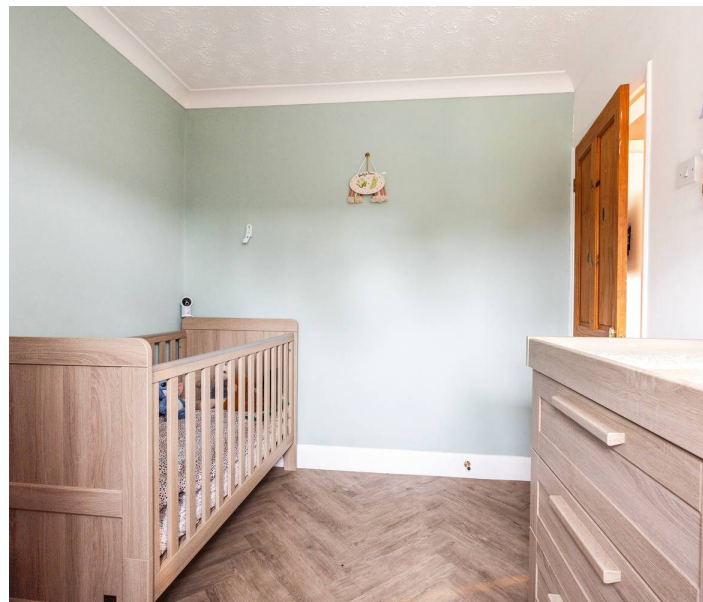
Norwich

The kitchen offers an excellent range of storage units complemented by solid wood work surfaces and tiled splashbacks. Integrated appliances include a dishwasher and washing machine, while further space is available for freestanding appliances including a cooker, fridge freezer, and tumble dryer. The generous floor space within the kitchen allows flexibility for additional storage solutions, making it both functional and practical for day-to-day life. A rear lobby leads to the recently refitted ground floor cloakroom, providing added convenience for homeowners and visitors alike.

Upstairs, the first-floor landing leads to two well-proportioned double bedrooms. The principal bedroom is particularly spacious and enjoys a bright front aspect, comfortably accommodating a double bed alongside a range of bedroom furniture. A useful built-in wardrobe positioned over the stairs provides valuable additional storage.

The second bedroom overlooks the rear garden and offers excellent versatility. Currently suitable as a nursery, guest room, home office or traditional double bedroom, it provides flexible accommodation capable of adapting to changing requirements over time.

Completing the accommodation is the family bathroom, finished with extensive tiling and fitted with a three-piece suite comprising a bath with shower attachment, wash hand basin, heated towel rail and WC.



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The rear garden is undoubtedly one of the property's standout features. Extending to approximately 140ft in length, it offers an exceptional amount of outdoor space rarely found with similar homes. Immediately outside, a landscaped flagstone patio creates a private setting for al fresco dining, summer entertaining, or simply enjoying the warmer months.

Beyond the patio, the garden opens onto a substantial lawn providing ample space for children to play, keen gardeners to enjoy, or future landscaping opportunities. Fully enclosed by timber fencing, the garden offers both privacy and security, with a timber storage shed positioned at the far end for additional practicality.

Agent's Note

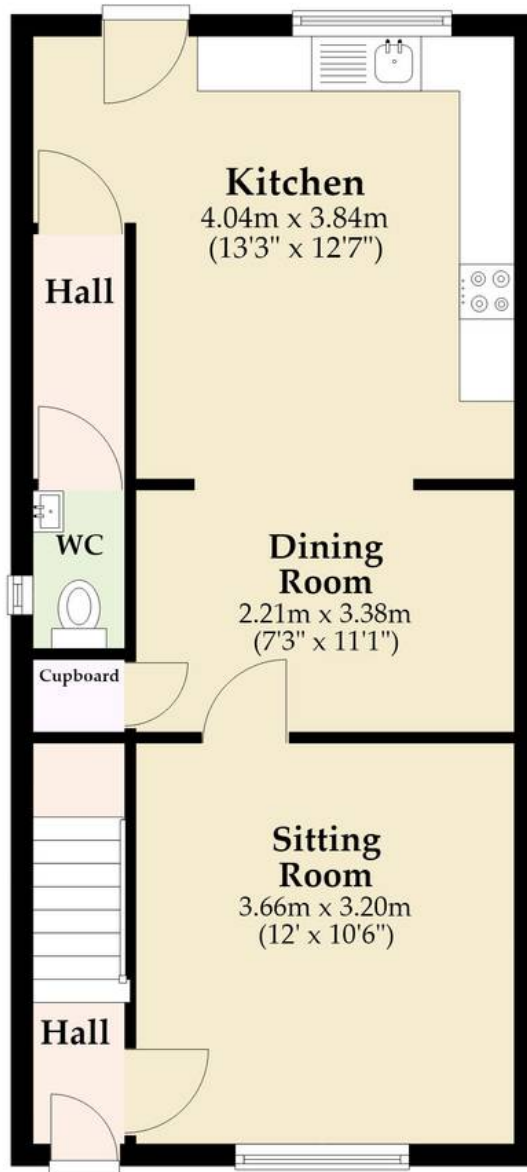
This property will be sold freehold and connected to mains water, electricity, gas and drainage.



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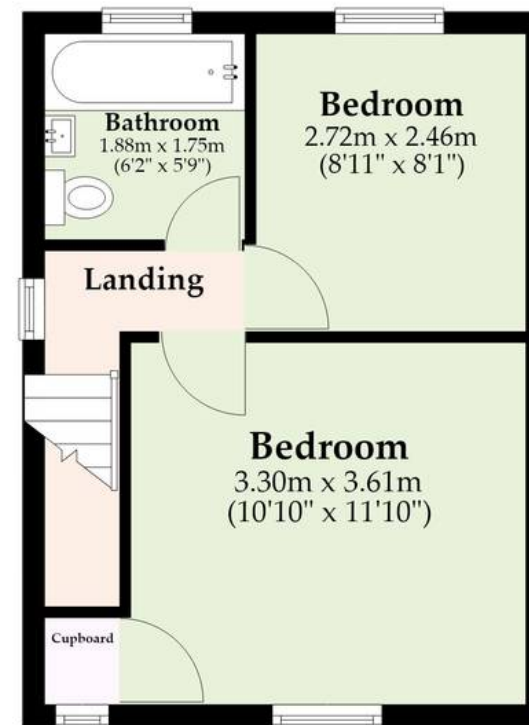
Ground Floor

Approx. 38.8 sq. metres (417.7 sq. feet)



First Floor

Approx. 26.7 sq. metres (287.7 sq. feet)



Total area: approx. 65.5 sq. metres (705.4 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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