



5 Doris Road, Norwich

Minors & Brady



5 Doris Road

Norwich

Set behind an elegant Victorian façade in Norwich's ever-popular Golden Triangle, this beautiful family home tells a story of character, space and city living at its very best. From the moment you step through the hall entrance, the property reveals a wealth of original features, generous room proportions and a warm, welcoming atmosphere that has been carefully preserved and enhanced over time. Arranged across three floors and culminating in a superb loft conversion, the home offers three double bedrooms, versatile living space and a private rear garden, all just a short stroll from Norwich city centre. Whether enjoying family life, entertaining friends or simply making the most of this highly sought-after location, this is a property that effortlessly caters to modern living while celebrating its Victorian heritage.

Agents Notes

This property will be sold freehold.

Connected to mains water, electricity, gas and drainage.

Gas central heating system.



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Doris Road is situated within the highly sought-after Golden Triangle area of Norwich, offering a convenient residential setting with easy access to a wide range of local amenities. The area is highly regarded for its attractive period properties, vibrant community atmosphere, and close proximity to Norwich city centre.

Residents benefit from an excellent selection of independent shops, cafés, restaurants, public houses, schools, and healthcare facilities, all readily accessible within the surrounding area. The nearby Unthank Road and Earlham Road are particularly popular, offering a diverse range of eateries, boutiques, and everyday conveniences.

The area enjoys a wealth of recreational opportunities, with several parks and open green spaces nearby, including Eaton Park, Heigham Park, and the scenic UEA grounds, providing excellent opportunities for walking, outdoor activities, and leisure pursuits. Norwich city centre is within easy reach and offers an extensive selection of shopping, cultural, and entertainment facilities, including theatres, museums, historic landmarks, and the renowned Norwich Market.

A particular feature of the location is its convenient access to the University of East Anglia and the Norfolk and Norwich University Hospital, both of which are easily accessible, making the area particularly appealing to professionals, academics, and healthcare workers.

Excellent transport connections further enhance the appeal of the location, with regular public transport services providing easy access across the city and beyond. Norwich railway station offers mainline services to Cambridge, London Liverpool Street, and other regional destinations, whilst convenient road links connect to the A47, A11, and wider Norfolk road network.







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Occupying a highly desirable position within Norwich's ever-popular Golden Triangle, this beautiful Victorian family home offers an exceptional opportunity to enjoy character, space and convenience in equal measure.

Thoughtfully enhanced over time, including a loft conversion creating a third double bedroom, the accommodation extends across three floors and showcases a wealth of period features throughout.

The property is approached via an enclosed front garden with gated access and a pathway leading to the front entrance. Upon entering, the welcoming hall entrance immediately sets the tone for the home, revealing the character and charm found throughout. Featuring attractive tiled flooring, decorative cornicing, a striking corbel arch and a staircase rising to the first floor, the hallway also benefits from useful understairs storage and provides access to the principal ground floor accommodation.

Positioned at the front of the property, the sitting room is a wonderful reception space flooded with natural light from a large bay window. Engineered oak flooring, elegant cornicing and a cast iron radiator complement the room, while a fireplace recess creates an attractive focal point.



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The dining room provides a second generous reception area, perfectly suited to both formal dining and everyday family use. Rich in character, the room features a fireplace recess with tiled hearth, brick inset and timber surround, alongside decorative corning and a ceiling rose which enhance the Victorian appeal. French doors lead seamlessly into the utility room, creating excellent flow throughout the ground floor.

Forming an important hub of the home, the kitchen is thoughtfully designed with an extensive range of wall and base units, complemented by ample worktop space and integrated appliances. A Velux window and rear-facing window introduce excellent levels of natural light, creating a bright and practical environment for cooking and family life. There is space for a fridge freezer, alongside an integrated oven, grill, dishwasher and gas hob.

The kitchen is perfectly positioned adjoining the utility room, which provides additional storage, further work surfaces and plumbing for laundry appliances. French doors open directly onto the garden, enhancing the connection between indoor and outdoor living.

The first floor landing gives access to two well-proportioned double bedrooms and the family bathroom, while a further staircase rises to the converted loft bedroom above. Bedroom one is an impressive principal bedroom situated to the front elevation, enjoying two large windows which create a wonderfully light atmosphere. Built-in wardrobes provide excellent storage, while the room comfortably accommodates a full suite of furniture.





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Bedroom two overlooks the rear garden and offers another generous double bedroom, making it ideal for family members, guests or those requiring a home office with excellent proportions.

Serving the first floor accommodation is a spacious family bathroom, fitted with a well-appointed four-piece suite. The room incorporates a panelled bath, corner shower enclosure with dual shower heads, low-level WC and twin wash hand basins. Finished with practical flooring and complemented by a heated towel rail, the bathroom is both functional and stylish, meeting the requirements of modern family living.

A particular feature of the property is the loft conversion, which has created an outstanding third double bedroom on the second floor. Flooded with natural light from two Velux windows, this versatile room offers generous eaves storage and ample space for bedroom furniture. Whether utilised as a principal bedroom, guest suite, teenager's room or dedicated workspace, it provides flexibility to suit a variety of lifestyles.

Outside, the private rear garden offers a low-maintenance environment designed for enjoyment throughout the seasons. Arranged with a patio seating area and sections of artificial lawn, the space is ideal for outdoor dining, entertaining and family activities. Enclosed for privacy and security, the garden also benefits from rear gated access, adding further practicality.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	67	80
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		

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Ground Floor

Approx. 66.9 sq. metres (720.5 sq. feet)



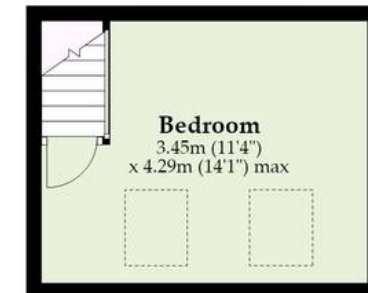
First Floor

Approx. 43.2 sq. metres (465.1 sq. feet)



Second Floor

Approx. 14.8 sq. metres (159.5 sq. feet)



Total area: approx. 125.0 sq. metres (1345.1 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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