



27 St. Olaves Road, Norwich

Minors & Brady



27 St. Olaves Road

Norwich

A home filled with character, generous space and carefully considered touches at every turn. Extending to over 1,340 sq ft, this beautifully presented three-bedroom terrace effortlessly blends period charm with stylish modern enhancements, creating a home that feels both distinctive and inviting. The standout kitchen breakfast room offers an exceptional social hub, complemented by elegant reception spaces, bespoke storage and beautifully finished bath and shower rooms. Rich colours, thoughtful design details and an abundance of natural light combine to create a warm and welcoming atmosphere throughout. A truly special Norwich home, offering far more space than first meets the eye and a wonderful balance of character, comfort and practicality.

- Beautifully presented three-bedroom terraced home extending to over 1,340 sq ft, blending character features with contemporary styling throughout
- Exceptional kitchen breakfast room with central island, generous worktop space, modern cabinetry and excellent natural light
- Spacious sitting room centred around an attractive fireplace, complemented by bespoke alcove storage and rich decorative finishes
- Open-plan connection between the sitting and dining rooms, creating a sociable layout ideal for modern family living
- Principal bedroom benefiting from a stylish en-suite shower room, finished with striking tiling and contemporary fittings
- Two additional bedrooms providing flexible accommodation for family members, guests, home working or hobby space
- Luxurious four-piece family bathroom featuring a freestanding bath, separate shower enclosure and elegant presentation throughout



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The Location

St Olaves Road sits within a settled residential neighbourhood in the north-eastern part of Norwich, known for its traditional terraced housing and strong sense of community. The area is popular with families, professionals and long-term residents who value its quieter surroundings whilst remaining within easy reach of the city centre.

Residents benefit from a range of everyday amenities within walking distance. Among the nearby social spots is The Stanley, a well-regarded local pub that serves as a popular meeting place within the community. There are also a variety of convenient takeaway options nearby, including a traditional fish and chip shop, providing easy dining choices close to home.

The location also enjoys excellent access to green space. Mousehold Heath is situated just a short distance away and remains one of Norwich's most treasured outdoor destinations, offering extensive walking routes, open heathland and far-reaching views across the city. The nearby River Wensum further enhances the setting, providing scenic waterside walks and contributing to the area's relaxed and established character.

Transport links are another advantage of living on St Olaves Road. Regular bus services operate throughout the surrounding area, offering convenient access into Norwich city centre, where residents can enjoy an excellent selection of shops, restaurants, cafés, markets and cultural attractions.

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St. Olaves Road, Norwich

Set in a sought-after position within one of Norwich's most established residential areas, this beautifully presented three-bedroom terraced home perfectly blends character, style and practicality. Extending to over 1,340 sq ft of accommodation, the property has been thoughtfully enhanced by the current owners, creating a warm and inviting home with a distinct interior style that feels both contemporary and timeless.

With a recently fitted front door, new kitchen windows and a carefully curated décor throughout, this is a home that immediately stands out from the crowd.

Stepping inside, the entrance porch and hallway provide a welcoming introduction before leading into the impressive sitting room. Rich, earthy tones create a cosy and grounded atmosphere, whilst the fireplace naturally forms an attractive focal point within the room.

Bespoke storage fitted neatly into the alcoves provides both practicality and visual appeal, making excellent use of the available space. Generous proportions allow the room to feel comfortable yet intimate, creating the perfect environment to unwind at the end of the day.



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A large opening connects the sitting room with the dining area, allowing the two spaces to flow effortlessly together. Filled with natural light and finished in softer neutral tones, the dining space feels uplifting and sociable, ideal for entertaining guests or enjoying family meals. Thoughtfully positioned shelving and useful storage nooks enhance functionality without compromising on style, creating a room that is equally suited to everyday living and special occasions.

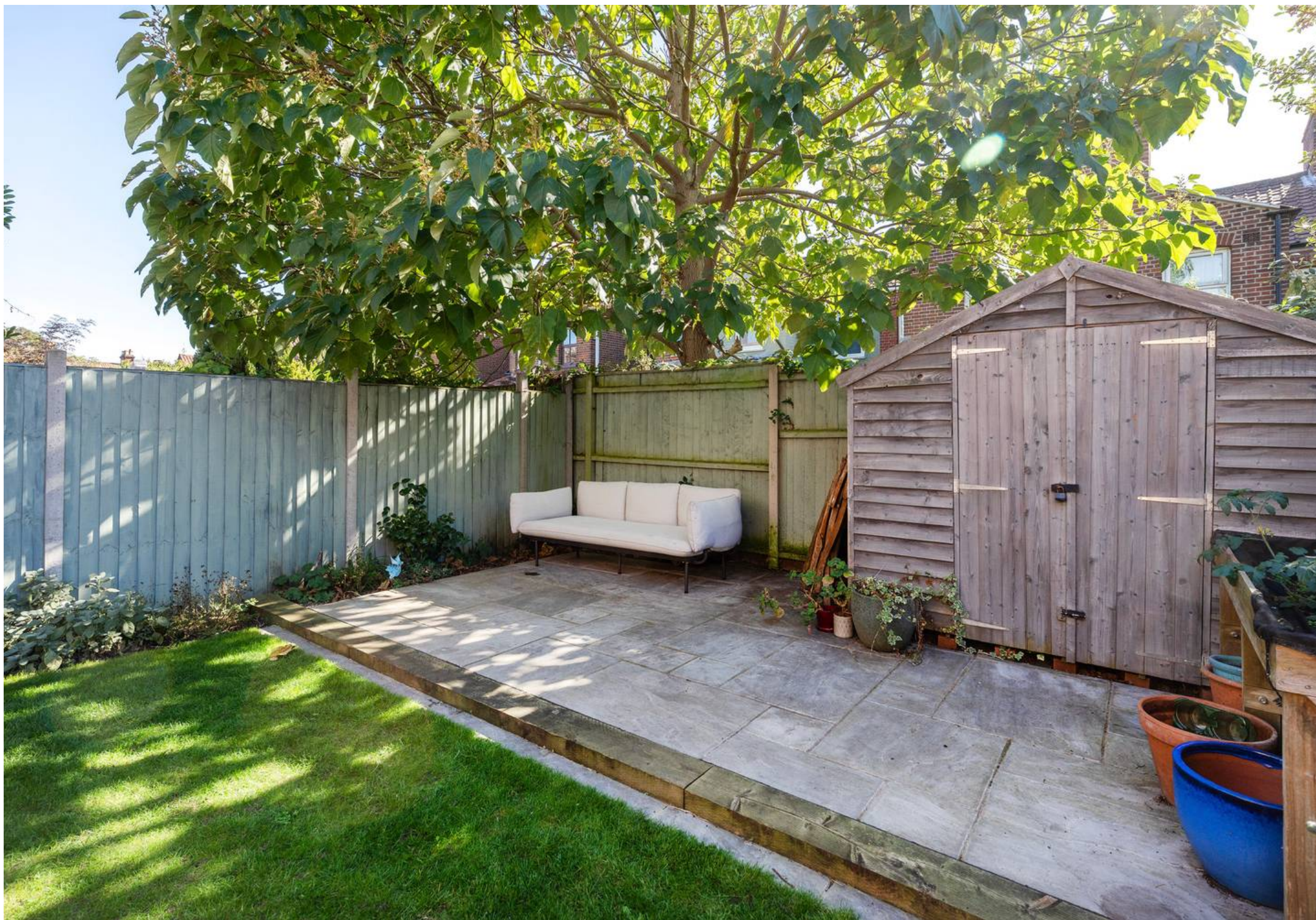
Beyond, the kitchen is undoubtedly one of the property's standout features. Larger than many found within traditional Norwich terraces, this modern kitchen breakfast room provides an exceptional amount of space for cooking, dining and gathering. A striking combination of light and dark cabinetry creates visual contrast, complemented by extensive worktop space and contemporary finishes throughout.

The large central island serves as both a practical workspace and an informal dining area, complete with breakfast seating beneath a stylish overhead extractor. Natural light pours in through the skylight and the recently replaced windows, ensuring the room remains bright, airy and welcoming throughout the day. A ground floor WC adds further convenience, whilst the adjoining lean-to offers useful additional storage and practicality.

The first floor continues the home's impressive presentation. The principal bedroom benefits from its own stylish en-suite shower room, beautifully finished with striking deep green tiling that adds a touch of boutique hotel character.



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Two further bedrooms provide comfortable and flexible accommodation, suitable for family living, guests or home working requirements. Serving the remaining bedrooms is a particularly impressive family bathroom, fitted with a luxurious four-piece suite that includes a freestanding bath, separate shower, wash basin and WC. Beautifully appointed and generously proportioned, it offers a superb space in which to relax and unwind.

Outside, the rear garden has been thoughtfully landscaped to provide an attractive yet manageable outdoor setting. A patio seating area creates the perfect spot for outdoor dining and relaxation, pleasantly shaded by a mature tree that enhances the garden's sense of privacy. Beyond, a well-maintained lawn offers space for recreation, gardening or enjoying the warmer months. Importantly, the garden remains easy to maintain, making it particularly appealing to those seeking outdoor space without extensive upkeep.

Combining generous room sizes, stylish interiors, modern improvements and a highly desirable city location, this is a truly impressive Norwich home. From the cosy sitting room and exceptional kitchen to the beautifully finished bathrooms and attractive garden, every space has been thoughtfully considered to create a property that feels effortlessly welcoming and perfectly suited to modern living.

Agent's Note

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



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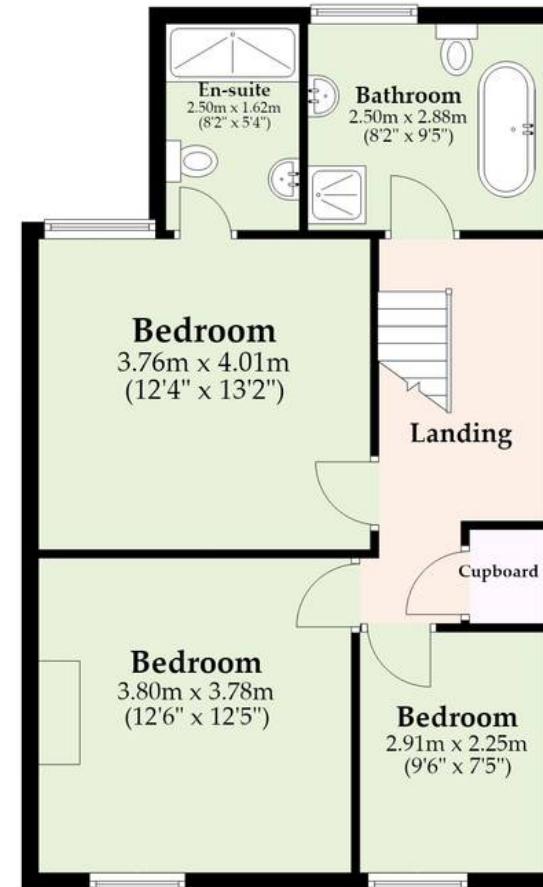
Ground Floor

Approx. 66.0 sq. metres (710.2 sq. feet)



First Floor

Approx. 58.8 sq. metres (633.4 sq. feet)



Total area: approx. 124.8 sq. metres (1343.7 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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