

107 Douro Place, Norwich

Minors & Brady

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Norwich

A fantastic opportunity to enjoy city living with space, convenience and attractive surroundings, this well-presented second-floor apartment is perfectly positioned just a short walk from the city centre and its wealth of amenities. Offering two generous double bedrooms, a spacious open-plan sitting and dining room with vaulted ceilings, a private walk-out balcony enjoying a leafy tree-lined outlook, a fully fitted kitchen, secure gated telecom entry and resident parking, this thoughtfully arranged home is ideal for first-time buyers, professionals, downsizers and investors. With well-maintained communal gardens, a ground-floor bicycle store and excellent transport links close by, the property delivers comfortable and practical living in a highly sought-after location.

The Location

Positioned just to the west of Norwich city centre, Douro Place enjoys a location that combines the convenience of urban living with the character and community feel for which this part of the city is well known. Popular with professionals, first-time buyers, downsizers and those seeking easy access to Norwich's cultural and commercial amenities, the area places everyday necessities within comfortable reach while retaining a relaxed residential atmosphere. The city centre is accessible on foot, allowing residents to enjoy independent shopping, restaurants, cafés, theatres and historic landmarks without relying heavily on a car.

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The surrounding NR2 district is widely regarded as one of Norwich's most established and diverse residential areas. Nearby Dereham Road provides a range of convenience stores, supermarkets, pharmacies, healthcare services and everyday amenities, while the neighbouring Golden Triangle offers an eclectic mix of independent cafés, restaurants, pubs and speciality shops. Residents are also well placed for larger retail destinations, including Chapelfield, Castle Quarter and the extensive shopping facilities found throughout Norwich city centre. Fitness centres, leisure facilities and a variety of community services further contribute to the area's appeal for a wide range of lifestyles.

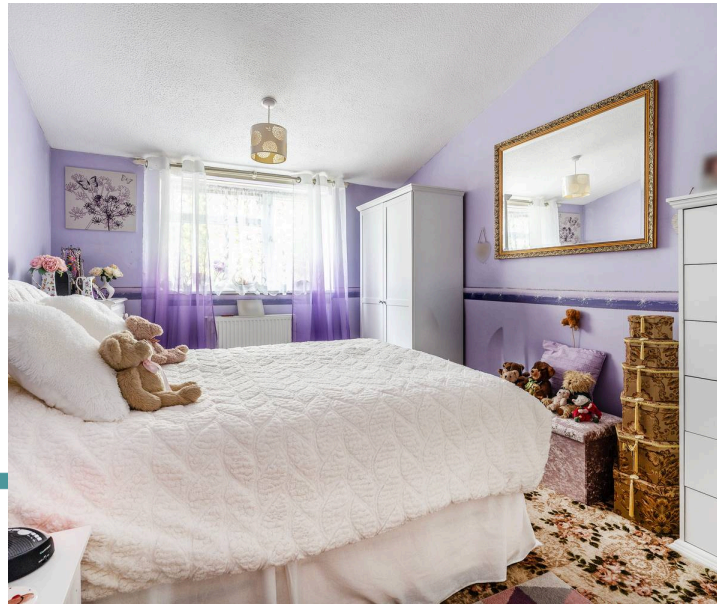
Norwich is home to a broad selection of well-regarded state and independent schools, while the **University of East Anglia** lies within easy reach to the west of the city. This makes the location attractive for families at varying stages of education as well as academic professionals and university employees. The city's educational offering is complemented by extensive cultural resources, libraries, museums and year-round events.

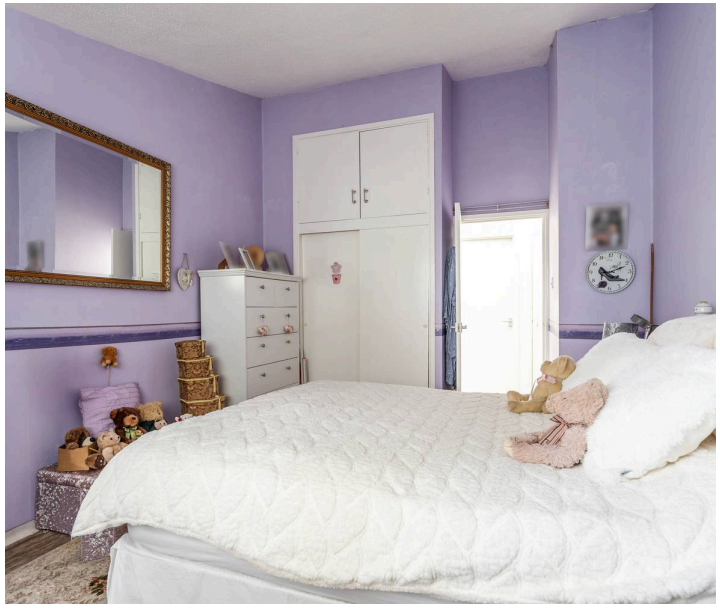
Douro Place sits close to the A1074 Dereham Road, providing straightforward access towards the western outskirts of Norwich and onward connections to the A47. Norwich Railway Station offers services to Cambridge, Ipswich and London Liverpool Street, supporting both regional and national travel, while regular bus routes operate throughout the surrounding neighbourhoods and into the city centre.

Beyond its practical advantages, the location also benefits from Norwich's abundance of green space and recreational opportunities. Residents can enjoy nearby parks and riverside walks, while the Norfolk Broads, the county's coastline and a variety of countryside routes are readily accessible for weekend exploration.

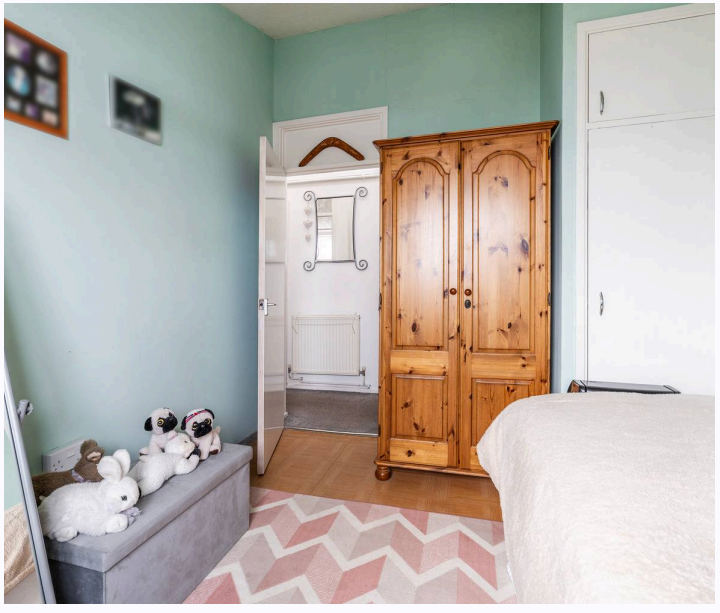
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The property is approached via a secure gated telecom entry system, providing peace of mind for residents and visitors. A well-maintained communal entrance hall gives access to the upper floors, while a useful ground-floor bicycle store offers practical storage for those wishing to take advantage of the area's excellent cycling routes and city centre accessibility.

Upon entering the apartment, a welcoming entrance hall creates a positive first impression and provides access to all principal rooms. The space is thoughtfully arranged, featuring useful built-in storage which helps to keep everyday essentials neatly organised and out of sight, enhancing the sense of space and practicality throughout the home.

The principal reception room forms the heart of the home and is an impressive open-plan sitting and dining space, perfectly suited to both everyday living and entertaining. Flooded with natural light from the rear-facing windows and glazed door, the room enjoys an attractive outlook across the communal gardens and mature trees beyond. The generous proportions allow for a variety of furniture layouts, with ample space for both comfortable seating and a dedicated dining area. Vaulted ceilings further enhance the feeling of space, creating a bright and airy environment that is ideal for modern lifestyles.

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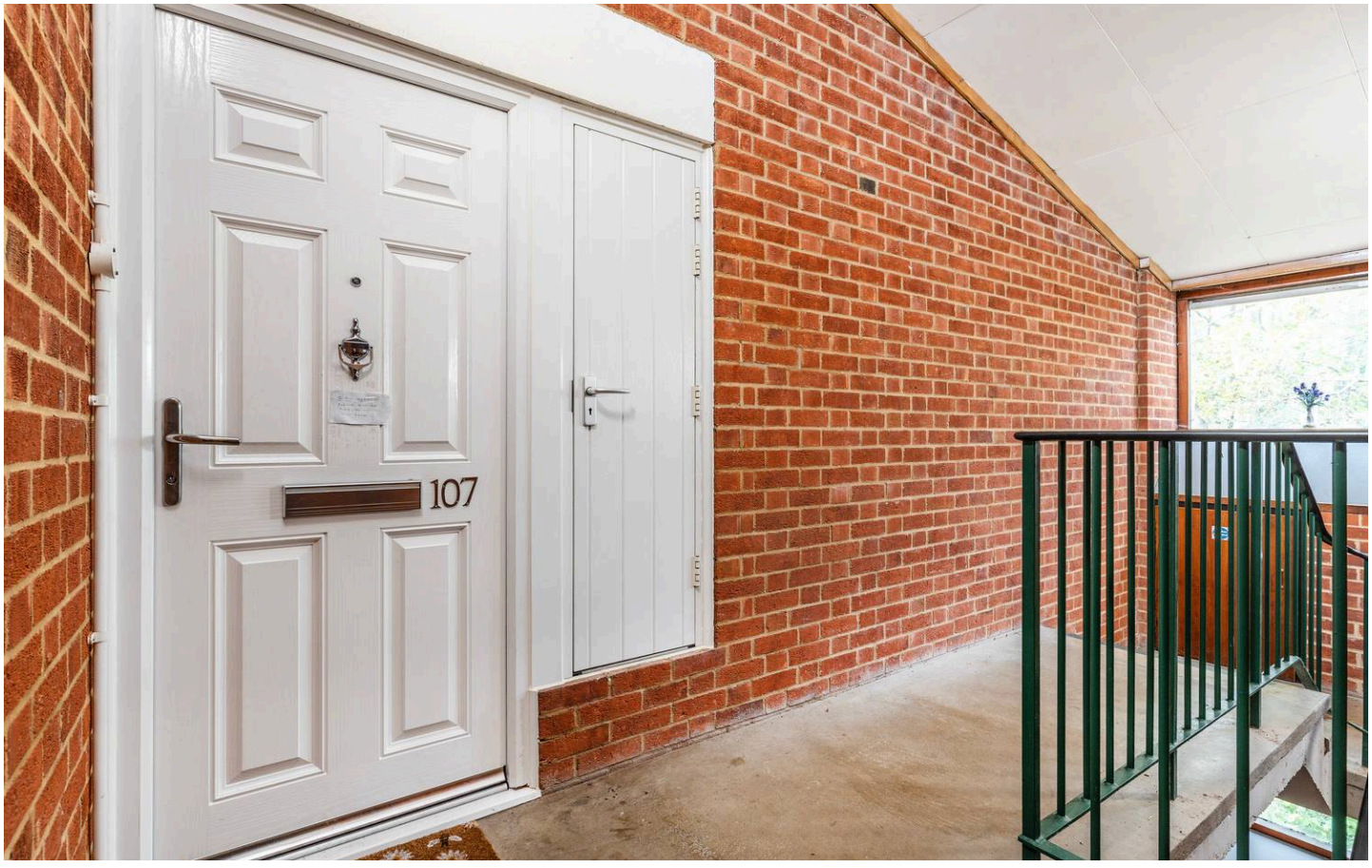
A particular highlight is the adjoining walk-out balcony, accessed directly from the sitting room. This appealing outdoor space provides the perfect spot to enjoy a morning coffee, unwind at the end of the day or simply take in the attractive tree-lined aspect. The balcony serves as a valuable extension of the living accommodation and offers a pleasant connection to the surrounding greenery.

Positioned adjacent to the reception space, the fully fitted kitchen has been carefully planned to maximise functionality. Offering a comprehensive range of wall and base cabinetry, the kitchen provides plentiful storage together with extensive preparation space for day-to-day cooking. There is ample room for a range of appliances, ensuring the space caters comfortably to modern requirements, while additional storage solutions further enhance its practicality.

The accommodation continues with two well-proportioned double bedrooms, both enjoying the benefit of integrated wardrobe storage. The principal bedroom offers generous space for freestanding furniture alongside the fitted wardrobes, while the second double bedroom proves equally versatile and could serve as a guest room, home office or additional reception space depending on individual requirements. Both rooms are well-presented and provide comfortable, peaceful environments for rest and relaxation.

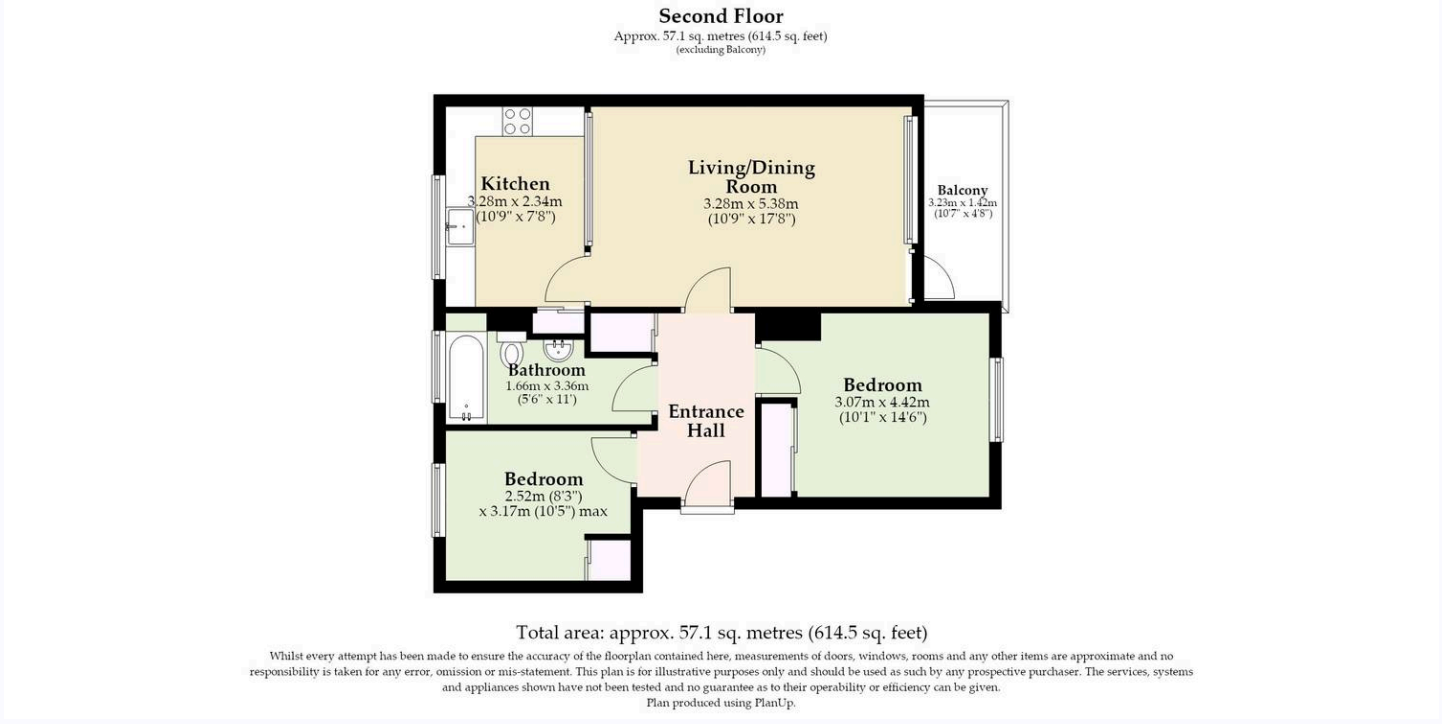
Serving the bedrooms is a well-appointed family bathroom fitted with a three-piece suite. Designed with practicality in mind, the bathroom includes a bath with shower over, providing flexibility for both busy morning routines and more leisurely evenings. Complementary tiled splashbacks complete the space and contribute to its clean and well-maintained appearance.

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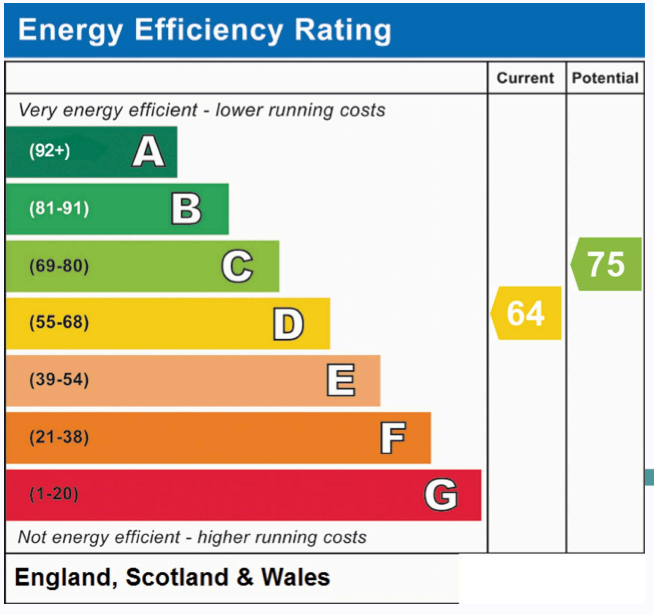












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Externally, while the apartment does not benefit from a private garden, residents have access to attractive and established communal gardens which are carefully maintained throughout the year. These pleasant shared spaces contribute significantly to the overall appeal of the development, creating a welcoming environment and enhancing the outlook enjoyed from the apartment itself.

Parking is conveniently provided within the adjacent residents' car park, ensuring ease of access for homeowners and visitors.

Agents Note

This property will be sold leasehold, with approx. 85 years left on the lease.

Maintenance fee: £418 per year.

Management company; Norwich City Council.

Gas central heating system.

Connected to mains water, electricity, gas and drainage.

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Branch Manager



Meet *Connie*
Senior Property Consultant



Meet *Tristan*
Senior Property Lister

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