



39 Eade Road, Norwich

Minors & Brady



39 Eade Road

Norwich

Traditional terrace living with unexpected space, a south-facing garden and a garden studio to match. Offering more accommodation than many comparable terraced homes, this well-presented property is arranged over three floors and combines character features with practical modern living. The versatile layout includes three bedrooms, two generous reception rooms and a bathroom, while a building regulations-compliant loft conversion provides valuable additional space. Outside, the impressive south-facing rear garden is non-bisected and benefits from a versatile timber garden studio, ideal as a home office, gym or hobby room. Situated within easy walking distance of the city centre, this attractive freehold home is perfectly suited to first-time buyers, families and investors alike.

- Spacious traditional terraced home arranged over three floors
- Three well-proportioned bedrooms, including a loft conversion completed to building regulations
- Larger than average accommodation compared to many similar terraced properties
- Two versatile reception rooms, ideal for both family living and entertaining
- Characterful sitting room featuring an attractive exposed brick fireplace
- Ground floor shower room in addition to a first-floor bathroom
- Generous south-facing rear garden, enjoying privacy and all-day sunshine
- Detached timber garden studio/log cabin, perfect as a home office, gym or hobby room



M&B



39 Eade Road

Norwich

The Location

Located within Norwich's ever-popular NR3 district, Eade Road enjoys a convenient position just north of the city centre, offering an excellent blend of residential comfort, green spaces and everyday amenities.

Residents are well served by an extensive range of local amenities, including supermarkets, convenience stores, independent shops, cafés and takeaways, all within easy reach.

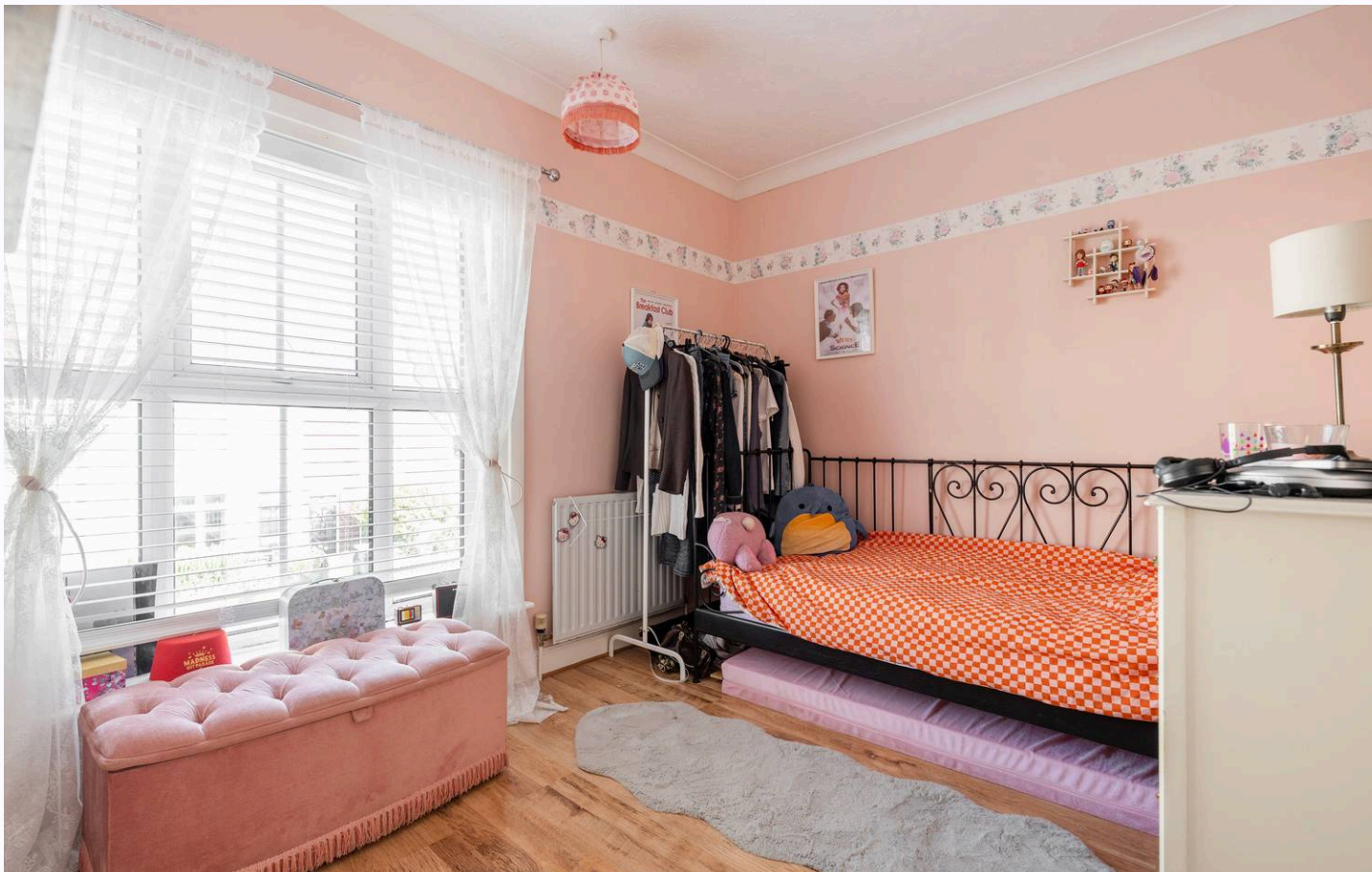
For those who enjoy spending time outdoors, both Waterloo Park and Wensum Park are nearby. Waterloo Park is one of Norwich's most popular green spaces, offering attractive formal gardens, tennis courts, a café and children's play facilities, while Wensum Park provides open green spaces, riverside walks and recreation areas perfect for dog walkers, families and those seeking a break from city life.

The area is also well known for its excellent selection of local pubs and eateries. The Stanley has become a popular destination for relaxed dining and drinks, offering a welcoming atmosphere and highly regarded food menu. Equally well regarded is The Rosebery, a much-loved local pub known for its quality food, drinks and vibrant social setting, making both ideal spots to enjoy with friends and family.

Families will appreciate the proximity to a number of well-regarded schools, whilst commuters benefit from easy access to Norwich Railway Station, providing connections to London, Cambridge and other major destinations. Norwich city centre itself is just a short distance away, offering an extensive range of shopping, restaurants, cultural attractions, leisure facilities and employment opportunities.







39 Eade Road

Norwich

Eade Road, Norwich

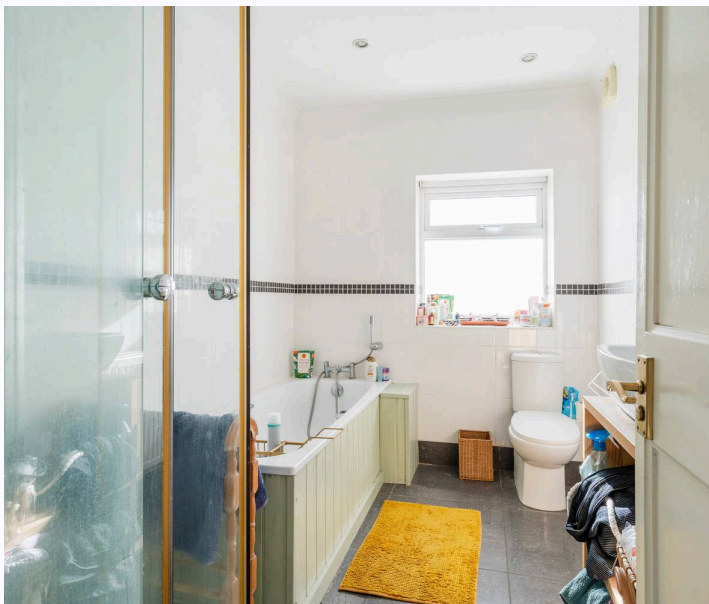
This well-maintained traditional terraced home provides deceptively spacious accommodation arranged over three floors, combining period charm with practical modern living. Larger than many comparable terraces, the property benefits from three bedrooms, excellent reception space and a generous south-facing rear garden, all within walking distance of the city centre.

The home is entered via a welcoming sitting room, where a feature brick fireplace creates an attractive focal point and adds to the property's character. Beyond, the separate dining room offers an excellent space for family meals and entertaining, flowing through to the kitchen at the rear of the property.

A useful ground floor shower room further enhances the practicality of the layout.

To the first floor are two well-proportioned double bedrooms together with a particularly impressive bathroom. Beautifully appointed, this space features a bath. The generous proportions of the upper floor set this property apart from many traditional terraced homes.

The accommodation continues to the second floor, where the converted loft provides a spacious third bedroom. The conversion was carried out by a previous owner in accordance with building regulations, offering valuable additional living space and peace of mind for prospective purchasers.



M&B





39 Eade Road

Norwich

Outside, the south-facing rear garden is a particular highlight. Non-bisected and enjoying a good degree of privacy, the garden offers a wonderful amount of outdoor space for a property of this style.

A combination of lawn and patio areas provides plenty of room for both relaxing and entertaining, while a garden studio/log cabin offers excellent flexibility for those seeking a home office, hobby room, gym or creative workspace.

Combining generous accommodation, character features, a documented loft conversion, a sizeable south-facing garden and a convenient location close to the city centre, this attractive freehold home presents a fantastic opportunity for first-time buyers, families and investors alike.

Agent's Note

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

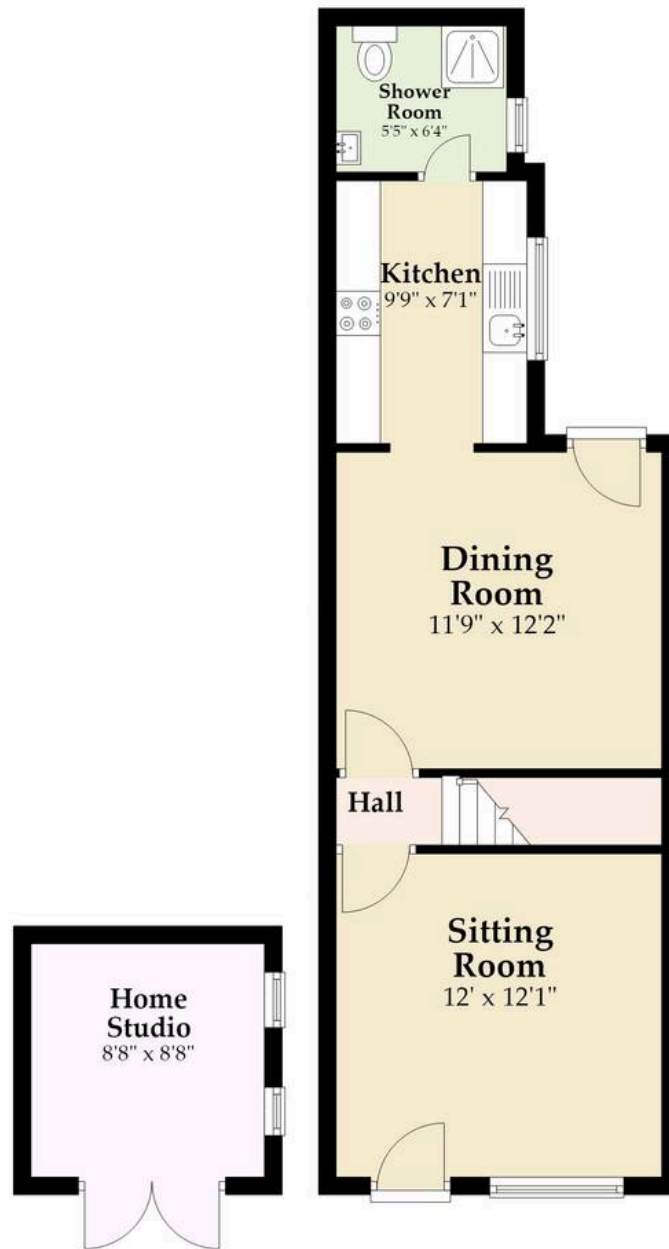


M&B



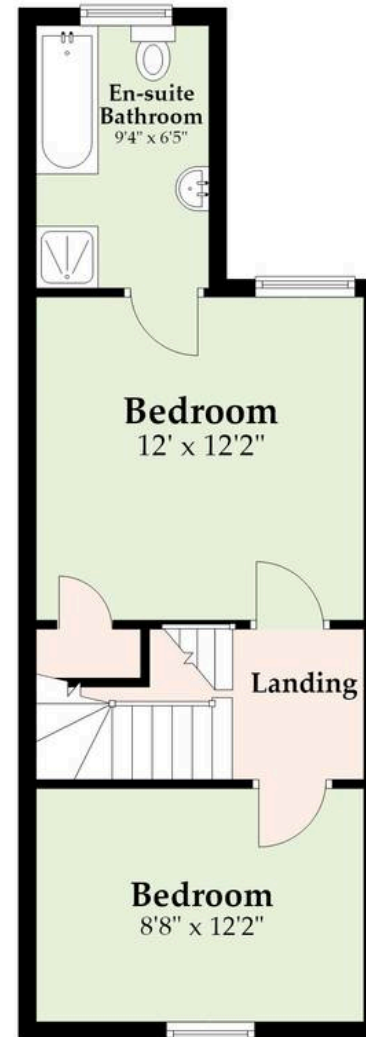
Ground Floor

Approx. 508.9 sq. feet



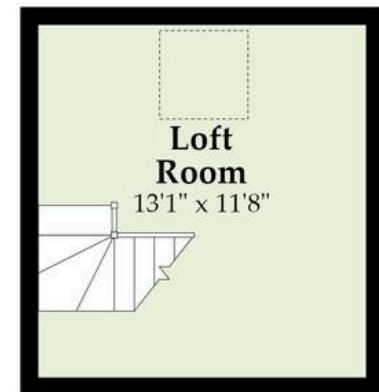
First Floor

Approx. 389.2 sq. feet



Second Floor

Approx. 152.6 sq. feet



Total area: approx. 1050.7 sq. feet

M&B

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.



Dreaming of this home?

Let's make it a *reality*.



Meet *Liam*
Branch Manager



Meet *Connie*
Senior Property Consultant



Meet *Tristan*
Senior Property Lister

Minors & Brady

Your home, our market



norwich@minorsandbrady.co.uk



01603 365085



107 Unthank Road, Norwich, NR2 2PE

BURY ST. EDMUNDS | CAISTER-ON-SEA | DEREHAM | DISS | NORWICH | OULTON BROAD | WROXHAM



Residential | Buy-to-Let | Protection

How we can support:

- ✓ Residential Mortgages
- ✓ Protection and Insurance
- ✓ Buy-to-Let (Personal and Limited Company)



Matt Waters
Director and
Principal



Victoria Payne
Mortgage and
Protection Adviser

Offering you quick and professional mortgage advice, every step of the way.

T: 01603 210378
E: enquiries@norfolk-mortgages.co.uk
W: www.norfolk-mortgages.co.uk