



20 Bland Road, Norwich

Minors & Brady



20 Bland Road

Norwich

Spacious, versatile and packed with investment potential, this substantial four/five-double-bedroom semi-detached home offers 1,337 sq. ft. of accommodation on an impressive plot in one of west Norwich's most convenient locations. Ideal for families, professionals or landlords, the property combines generous living space with excellent access to the UEA, Norfolk and Norwich University Hospital, and Norwich Research Park. The accommodation includes multiple reception areas, genuine double bedrooms and two bath/shower rooms, providing flexibility for a variety of lifestyles. Extensive gardens, ample parking and a detached garage further enhance the appeal. With an estimated rental income of £1,295 PCM and a gross yield of approximately 4.8%, this is an attractive proposition for both owner-occupiers and investors alike.

- Substantial semi-detached home extending to approximately 1,337 sq. ft.
- Four/Five well-proportioned double bedrooms arranged across two floors
- Spacious lounge ideal for everyday family living and entertaining
- Bright conservatory providing additional reception and dining space
- Ground floor shower room with separate WC plus first-floor family bathroom
- Large front and rear gardens offering excellent outdoor space
- Detached garage with additional parking available directly in front
- Gas central heating and UPVC double glazing throughout
- Convenient access to the UEA, Norfolk and Norwich University Hospital, and Norwich Research Park
- Potential rental income of approximately £1,295 PCM, producing a gross yield of around 4.8%





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The Location

Bland Road occupies a convenient and well-established position to the west of Norwich, making it a consistently popular choice for professionals, families and students alike. The area benefits from close proximity to several of the city's key employment and education centres, including the University of East Anglia, the Norfolk and Norwich University Hospital and the Norwich Research Park, all of which are easily reached by road, bus, cycle or on foot.

Day-to-day living is well supported by a strong range of local amenities, including supermarkets, independent shops, schools and healthcare facilities, ensuring everyday needs are easily met without travelling far. Regular bus services run through and around the area, providing simple and reliable access into Norwich city centre, where a wider selection of shops, restaurants, cafés, theatres and cultural attractions can be enjoyed.

Green space is another notable advantage of the location. Eaton Park, one of Norwich's largest and most popular parks, is close by and offers open lawns, recreational facilities, walking routes and seasonal events, while additional green areas and residential streets provide a pleasant setting for walking and cycling. This balance of urban convenience and accessible outdoor space adds to the area's long-term appeal.

For those who travel by car, road connections are straightforward, with easy access to the A47 and wider Norfolk road network, making commuting and trips further afield convenient. Altogether, Bland Road offers a practical, well-connected lifestyle, combining strong amenities, green space and excellent links to both the city centre and major employment hubs.



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20 Bland Road

Norwich

Bland Road, Norwich

Occupying a generous plot in a highly convenient west Norwich location, this substantial four/five-double-bedroom semi-detached home offers approximately 1,337sq. ft. of versatile accommodation including a detached garage.

With extensive front and rear gardens, generous parking and excellent access to both the University of East Anglia and Norfolk and Norwich University Hospital, the property presents an ideal opportunity for families, professional sharers or buy-to-let investors alike.

The accommodation begins with a welcoming entrance hall leading through to a spacious lounge, providing an excellent everyday living space with plenty of room for relaxing and entertaining.

The heart of the home is the well-proportioned kitchen, which offers practical workspace and direct access to the adjoining conservatory. Flooded with natural light, the conservatory provides a versatile additional reception area, ideal as a dining space, family room or garden room overlooking the rear garden.

A ground-floor double bedroom creates flexibility for multi-generational living, guest accommodation or those working from home. Completing the ground floor is a shower room alongside a separate WC.



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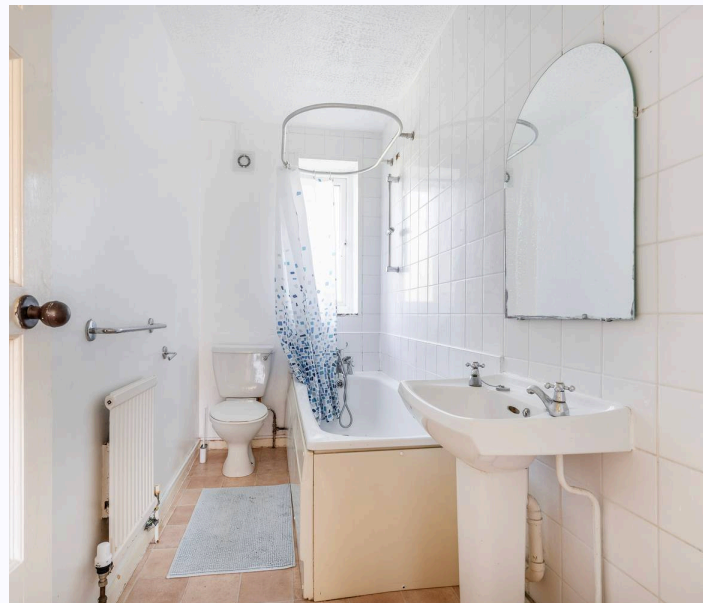
To the first floor, the landing serves further double bedrooms, all offering comfortable proportions and flexibility for family living. The first floor is complemented by a family bathroom, creating practical accommodation for larger households.

Outside, the property stands on an impressive plot with large gardens to both the front and rear, providing superb outdoor space rarely found so close to Norwich city centre. The detached garage offers valuable storage, whilst the driveway provides the additional benefit of parking directly in front of the garage.

The property's location further enhances its appeal. Situated within easy reach of the University of East Anglia, Norfolk and Norwich University Hospital and Norwich Research Park, it is ideally positioned for academics, healthcare professionals and students.

As a result, it also represents an attractive proposition for landlords seeking a strong rental investment in a consistently popular area.

Based on current market expectations, the property could achieve approximately £1,295 PCM, equating to an annual rental income of £15,540. This reflects a gross rental yield of approximately 4.8%.



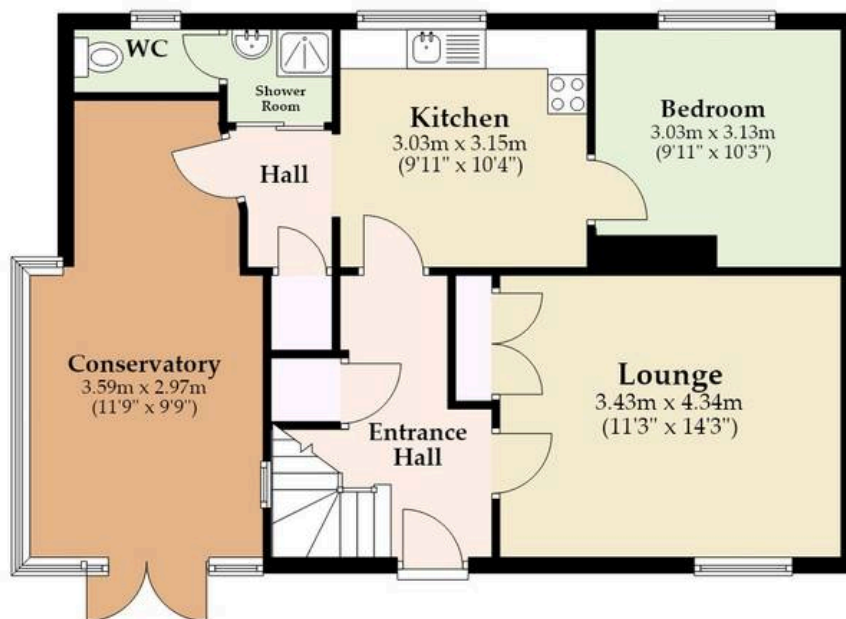
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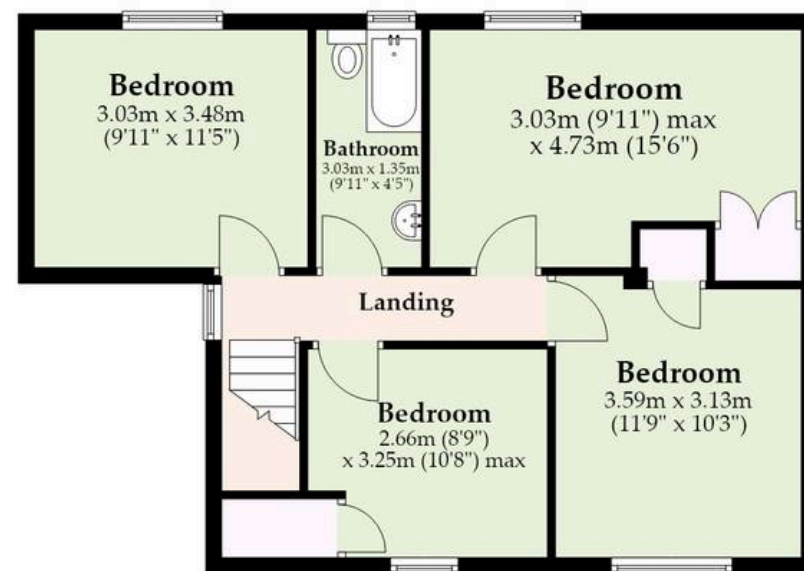
Garage
Approx. 14.3 sq. metres (153.8 sq. feet)



Ground Floor
Approx. 66.9 sq. metres (720.0 sq. feet)



First Floor
Approx. 57.3 sq. metres (616.9 sq. feet)



Total area: approx. 138.5 sq. metres (1490.7 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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norwich@minorsandbrady.co.uk



01603 365085



107 Unthank Road, Norwich, NR2 2PE

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T: 01603 210378
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