

103 George Borrow Road, Norwich

Minors & Brady

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Norwich

Offering three bedrooms, generous reception space, and an established rear garden, this well-appointed property has plenty to offer. The accommodation includes a spacious lounge, fitted kitchen, separate utility room, and a modern sun lounge, providing flexibility for everyday family life. Outside, a useful summer house and a detached outbuilding incorporating an office and workshop create valuable additional space. Further benefits include off-road parking, an EV charging point, new windows, and a recently installed boiler.

- Guide Price: £375,000 - £400,000
- Three-bedroom accommodation, including two double bedrooms and a further bedroom, with a first-floor shower room
- Practical fitted kitchen with an adjoining utility room, providing additional space for household appliances and laundry requirements
- Attractive, modern sun lounge featuring double doors opening towards the outside space
- Generous lounge offering ample space for furnishings, relaxation and entertaining
- Established garden offering room for seating, gardening and enjoying the warmer months
- Separate summer house creating a useful additional garden feature, suitable for a variety of leisure or storage purposes

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- Separate garden office and workshop outbuilding, offering excellent flexibility for working from home, hobbies or practical projects
- Private parking, complemented by an electric vehicle charging point
- Convenient location, well placed for local facilities, nearby parks, schools and the university, making everyday amenities readily accessible

The Location

Situated in the south-western part of Norwich, within the NR4 area, George Borrow Road provides convenient access to a range of local amenities and everyday facilities. The surrounding area benefits from nearby green spaces, local shops, and services, making it a practical setting for families and professionals alike. The property is also well positioned for access to the University of East Anglia and the Norfolk and Norwich University Hospital, both important local destinations.

The immediate area is particularly well served by educational facilities, with Bluebell Primary School, St Francis of Assisi Catholic Primary School and Colman Junior School all within approximately half a mile. Eaton Park is a notable nearby attraction, offering extensive open green space, recreational facilities and walking routes.

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Local shops can be found along Colman Road, while regular bus services provide connections towards Norwich city centre and the surrounding areas. Norwich railway station is approximately 2.1 miles away, providing further transport links for commuters and those travelling further afield.

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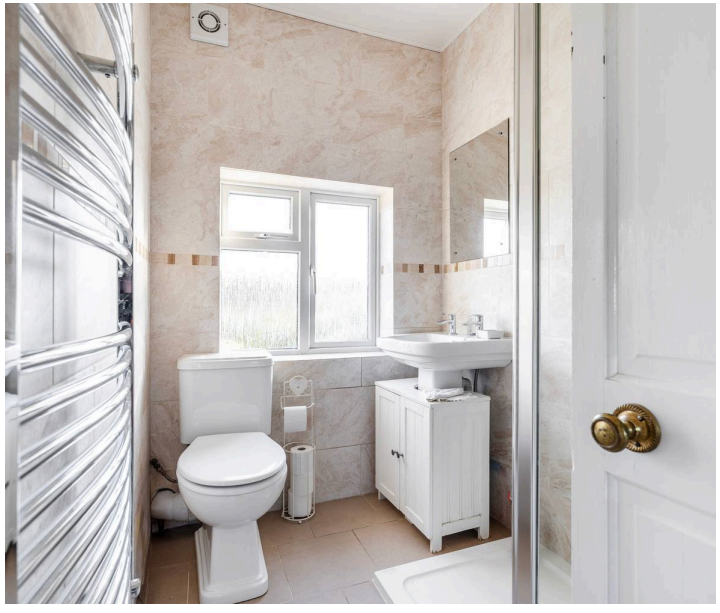
The ground floor begins with a newly added porch, providing a sheltered entrance into the main hallway, where stairs lead to the first floor. The spacious lounge is a particular highlight, offering plenty of room for both relaxing and entertaining, with a comfortable layout that forms the heart of the home. The kitchen is positioned alongside the utility room, providing useful additional space for laundry and everyday household tasks. A sun lounge extends the living accommodation, creating an additional reception area with views and access towards the garden.

The first floor comprises three bedrooms, offering flexibility for family members, guests or those requiring a dedicated workspace. The principal bedroom is a generous double benefitting from built-in storage, complemented by a further well-proportioned double bedroom and a third bedroom. A contemporary shower room serves the first floor, fitted with a shower, WC and wash basin, while the landing provides access to all rooms.

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Outside, the property benefits from an established garden, offering a mature setting with plenty of space to enjoy outdoor living. A summer house provides an additional feature within the garden, while the separate outbuilding offers two versatile rooms, currently arranged as an office and workshop. These spaces provide excellent potential for home working, hobbies, storage or other practical uses, depending on individual requirements. Off-road parking is available to the front, alongside the added benefit of an electric vehicle charging point.

Further improvements include newly installed windows, a new boiler and the addition of the entrance porch, providing practical updates for the next owner.

Agent's Note

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

This property has gas central heating.

Council Tax Band: C

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Outbuilding
Approx. 13.1 sq. metres (140.9 sq. feet)

Ground Floor
Approx. 56.6 sq. metres (609.2 sq. feet)

First Floor
Approx. 36.3 sq. metres (390.6 sq. feet)



Total area: approx. 106.0 sq. metres (1140.6 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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Meet *Connie*
Senior Property Consultant



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Your home, our market

norwich@minorsandbrady.co.uk | 01603 365085 | 107 Unthank Road, Norwich, NR2 2PE

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Matt Waters
Director and Principal



Victoria Payne
Mortgage and Protection Adviser

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