

1 Marionville Road, Norwich

Minors & Brady

1 Marionville Road

Norwich

A hidden gem in the heart of NR3, boasting a substantial private garden rarely found with a city home. This attractive semi-detached home combines period character with well-proportioned accommodation, featuring two reception rooms, two double bedrooms and a stylishly refitted kitchen. Perfectly suited to first-time buyers, professionals and investors alike, the property enjoys a convenient location within walking distance of Norwich city centre, local amenities and nearby green spaces. One of the standout features is the generous mature rear garden, offering a high degree of privacy and plenty of space for outdoor living, gardening and entertaining. With further benefits including a welcoming entrance hall, boarded loft storage and excellent local amenities close by, this is a fantastic opportunity to secure a characterful home in a sought-after NR3 setting.

- Attractive two-bedroom semi-detached home situated within the highly sought-after NR3 district of Norwich
- Bright and welcoming entrance hall, providing a practical separation between the principal living areas
- Spacious sitting room and separate dining room, offering flexible accommodation for everyday living and entertaining
- Stylishly refitted traditional kitchen with excellent storage, workspace and direct access to the rear garden
- Two well-proportioned double bedrooms, including a generous principal bedroom spanning the width of the property
- Family bathroom to the ground floor serving the accommodation with convenience and practicality
- Substantial private rear garden, a rare find so close to the city centre, ideal for families, gardeners and outdoor entertaining

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The Location

Situated within the ever-popular NR3 district of Norwich, this location offers an excellent combination of city convenience, character and community spirit. Widely regarded as one of Norwich's most desirable residential areas, NR3 attracts a diverse mix of professionals, families and first-time buyers thanks to its vibrant atmosphere and proximity to the city centre.

Norwich city centre is within comfortable walking and cycling distance, offering extensive shopping, leisure and cultural amenities, including Chantry Place, Norwich Market, Theatre Royal, Norwich Cathedral and the historic Norwich Lanes. Excellent transport links are also readily available, with Norwich railway station providing direct services to London Liverpool Street, Cambridge and regional destinations, while the nearby inner ring road offers convenient access throughout the city and beyond.

The area is particularly appealing for those who enjoy outdoor space, with nearby Mousehold Heath providing hundreds of acres of attractive woodland, heathland and panoramic city views. Catton Park, one of Norwich's most historic green spaces, is also within easy reach, offering extensive parkland, woodland walks and open recreational areas. Residents additionally benefit from convenient access to the extensive amenities of Sprowston, including supermarkets, medical facilities, leisure amenities and a range of local retailers, providing excellent day-to-day convenience.

Well-regarded schools, healthcare facilities, fitness centres and everyday conveniences are all within easy reach, making the location equally suitable for families and professionals.

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Offered to the market in a convenient and well-connected Norwich location, this attractive two-bedroom home presents an excellent opportunity for first-time buyers, professionals and investors alike. Combining period charm with practical accommodation, the property enjoys a particularly generous and private rear garden, whilst being within walking distance of Norwich city centre, local amenities and nearby parkland.

The accommodation begins with a welcoming entrance hall, a feature often sought after in homes of this era, providing a clear separation between the living spaces. To the front of the property, the sitting room offers a comfortable and inviting setting for everyday living, benefiting from pleasant natural light and ample space for furnishings. Beyond, the separate dining room creates a versatile second reception space, ideal for formal dining, entertaining guests or adapting to modern lifestyles. The layout naturally encourages a sociable flow between the principal living areas while retaining a sense of definition between rooms.

Positioned to the rear of the property, the kitchen has been stylishly refitted in a traditional design, providing a practical workspace with good storage and preparation areas. The kitchen serves the dining room well and enjoys convenient access to the rear garden. Completing the ground floor is the family bathroom, fitted to serve the household's needs.

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The first floor comprises two well-proportioned double bedrooms, both offering comfortable accommodation and flexibility for a variety of buyers. The generous principal bedroom spans the full width of the property, while the second double bedroom is equally well suited for guests, family members or those requiring a dedicated home office space. The property also benefits from a boarded and insulated loft space with ladder access, providing valuable additional storage.

Externally, one of the property's standout features is the substantial rear garden. Enjoying a high degree of privacy, the mature garden extends well beyond what is typically found with properties of this size and offers an excellent outdoor environment for relaxing, entertaining, gardening enthusiasts or families. Established planting, mature boundaries and generous outside space create a peaceful retreat away from the bustle of city life.

Agent's Note

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

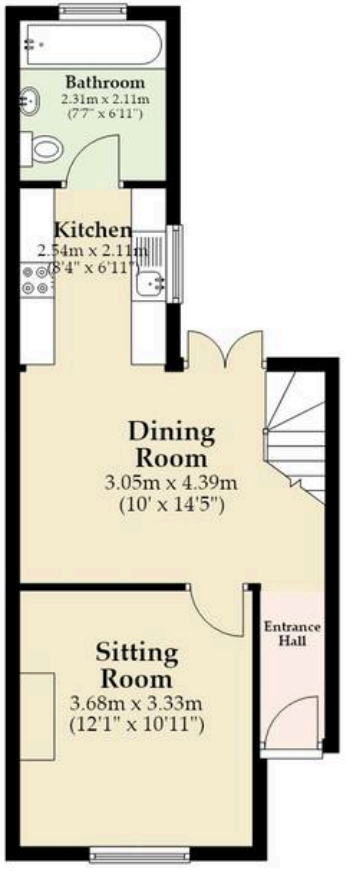
Please note that the property benefits from unrestricted on-road parking; however, parking availability cannot be guaranteed at any given time and is provided on a first-come, first-served basis. Prospective purchasers are advised to make their own enquiries and satisfy themselves regarding parking arrangements.

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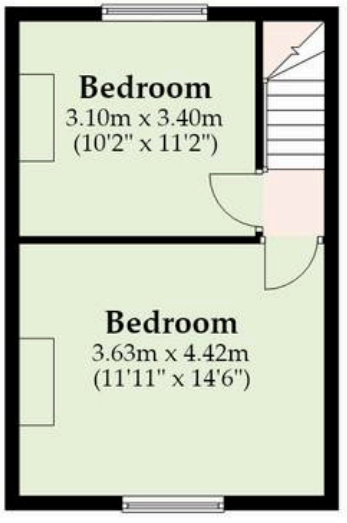
Ground Floor

Approx. 38.9 sq. metres (419.2 sq. feet)



First Floor

Approx. 30.1 sq. metres (324.0 sq. feet)



Total area: approx. 69.1 sq. metres (743.3 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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MARIONVILLE ROAD

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Branch Manager



Meet *Connie*
Senior Property Consultant



Meet *Tristan*
Senior Property Lister

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Your home, our market

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