

10 Acacia Road, Norwich

Minors & Brady

10 Acacia Road

Norwich

This beautifully presented 1930s home combines the character and charm of its era with a stylish contemporary finish, creating a particularly appealing property with versatile accommodation throughout. The property offers generous living space, including a striking open-plan kitchen and family room, a dining room, and a welcoming lounge, both featuring fireplaces.

The award-winning kitchen is a real centrepiece, complemented by carefully considered interiors and character features that have been retained throughout. Outside, the substantial established rear garden offers a wonderful degree of privacy, while open planning permission provides exciting scope to enlarge the third bedroom and create a carport.

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- Immaculately presented three bedroom home, beautifully styled throughout with an exceptional attention to detail and a wealth of character
- Generous open plan kitchen and family room, forming an impressive central living space with an abundance of natural light
- Award winning kitchen, thoughtfully designed with bespoke cabinetry, quality finishes, and a substantial central island
- Separate lounge and dining room, both featuring fireplaces that add warmth and character to the reception accommodation
- Two well proportioned double bedrooms with a smaller third bedroom, offering comfortable accommodation with scope to further enhance the layout
- Contemporary family bathroom, complemented by attractive finishes and a stylish design
- Substantial, established rear garden offering a high degree of privacy, with no direct overlooking and excellent space for outdoor enjoyment
- Character features retained throughout, creating a distinctive home that blends period charm with carefully considered modern improvements
- Open planning permission in place for a proposed carport and enlargement of the third bedroom, offering exciting potential to adapt the property further

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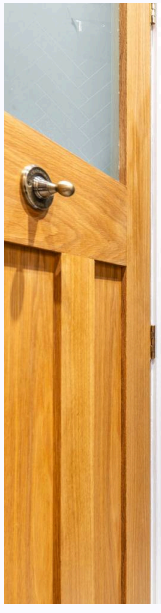

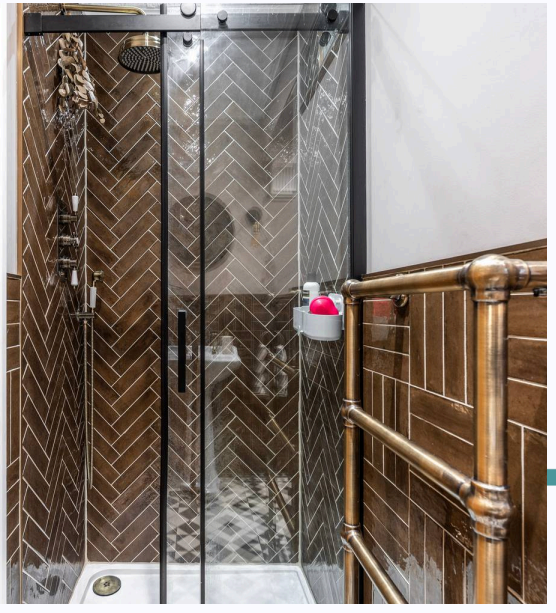

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Location

Situated in the popular residential area of Thorpe St Andrew, to the east of Norwich, the property benefits from a well-established neighbourhood with a good range of everyday amenities close at hand. Nearby shops, supermarkets, cafés, and local eateries provide convenient options for day-to-day needs, while the area also offers a choice of well-regarded schooling, including St William's Primary School and Thorpe St Andrew School and Sixth Form.

For outdoor recreation, Sir George Morse Park and Dussindale Park offer attractive green spaces and sporting facilities. Norwich city centre is easily accessible, providing an extensive selection of shopping, restaurants, leisure facilities, and cultural attractions. The area is also well served by local bus routes, with Norwich railway station providing onward connections to destinations including London and Cambridge.

Acacia Road

Upon entering, the porch leads into a welcoming hallway, setting the tone for the character and presentation found throughout the home. The lounge provides a comfortable and inviting reception space, featuring a fireplace that creates an attractive focal point.

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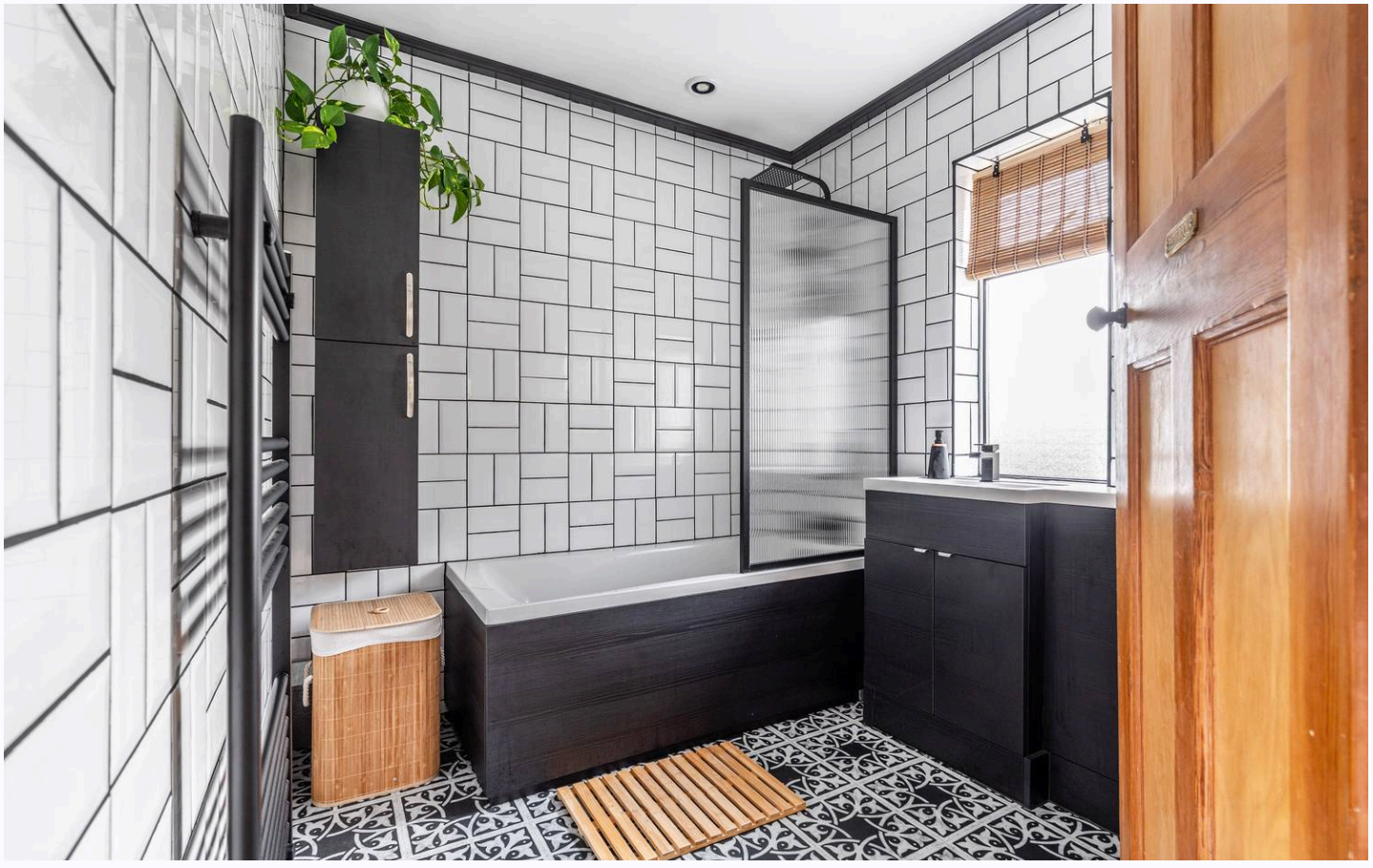
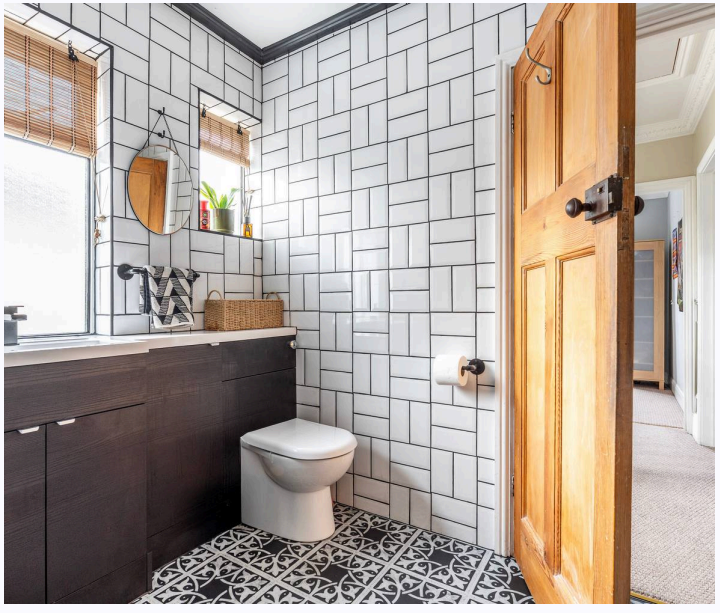
There is ample room for seating, while the adjoining dining room offers a separate space for more formal dining and entertaining, also benefiting from its own fireplace. Together, these rooms provide a lovely balance between traditional reception spaces and the more contemporary living accommodation beyond.

The kitchen and family room is undoubtedly one of the property's standout features, forming an impressive open plan space designed around modern family life. Beautifully appointed with an award winning kitchen, the room features an extensive range of cabinetry, generous work surfaces, and a substantial central island with breakfast seating. A roof lantern draws natural light into the space, while the wide opening doors provide a pleasant connection with the rear garden. There is ample room for comfortable family seating alongside the kitchen, creating a sociable environment for cooking, relaxing, and entertaining. A separate utility room provides useful additional space for laundry and household appliances, while a ground floor shower room adds further practicality.

Upstairs, the landing leads to three bedrooms, two well proportioned double bedrooms and a third bedroom which offers flexibility as a single bedroom, dressing room, or home office.

This beautifully presented 1930s home combines the character and charm of its era with a stylish contemporary finish, creating a particularly appealing property with versatile accommodation throughout. The property offers generous living space, including a striking open-plan kitchen and family room, a dining room, and a welcoming lounge, both featuring fireplaces. The award-







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The current arrangement provides comfortable accommodation while also offering scope for further improvement. Open planning permission has been granted to enlarge the third bedroom, creating an exciting opportunity for buyers to adapt the layout to suit their needs. A well appointed family bathroom completes the first floor.

Outside, the rear garden is a particularly attractive feature, offering a generous and established setting with a high degree of privacy and no direct overlooking. The mature planting and greenery create a pleasant backdrop, while the lawn provides plenty of space to enjoy the outdoors. The garden offers an excellent setting for relaxing, entertaining, and spending time with family, with a real sense of seclusion that is not always easy to find. The open planning permission also includes proposals for a carport, providing further potential to enhance the property's outside space and parking arrangements.

Combining its 1930s character, beautifully considered interiors, impressive kitchen and family room, and scope for further enhancement, this is a distinctive home that has clearly been cared for and presented to an exceptional standard.

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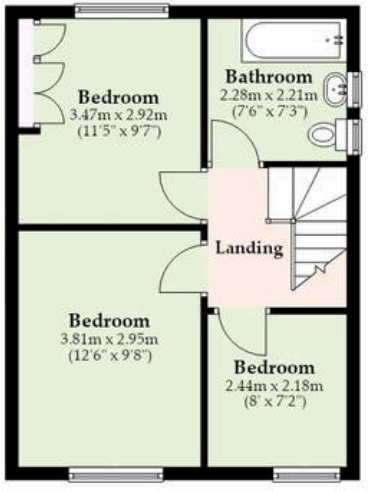
Ground Floor

Approx. 83.1 sq. metres (894.8 sq. feet)



First Floor

Approx. 37.7 sq. metres (405.3 sq. feet)



Total area: approx. 120.8 sq. metres (1300.1 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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Dreaming of this home?
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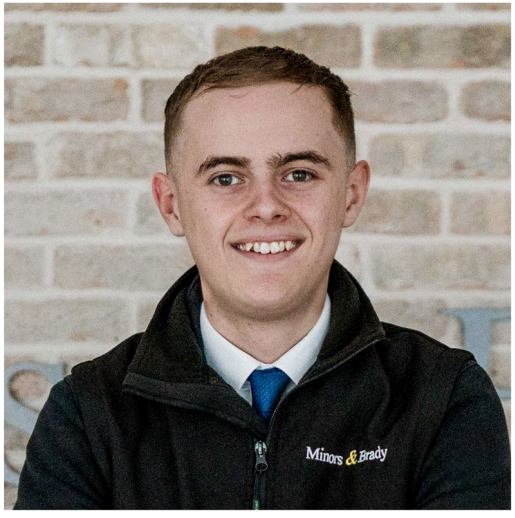
Branch Partner



Meet *Daryl*
Listings Manager



Meet *Matthew*
Senior Property Consultant

Minors & Brady

Your home, our market

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