



76 Beaconsfield Road, Norwich

Norwich



Minors & Brady

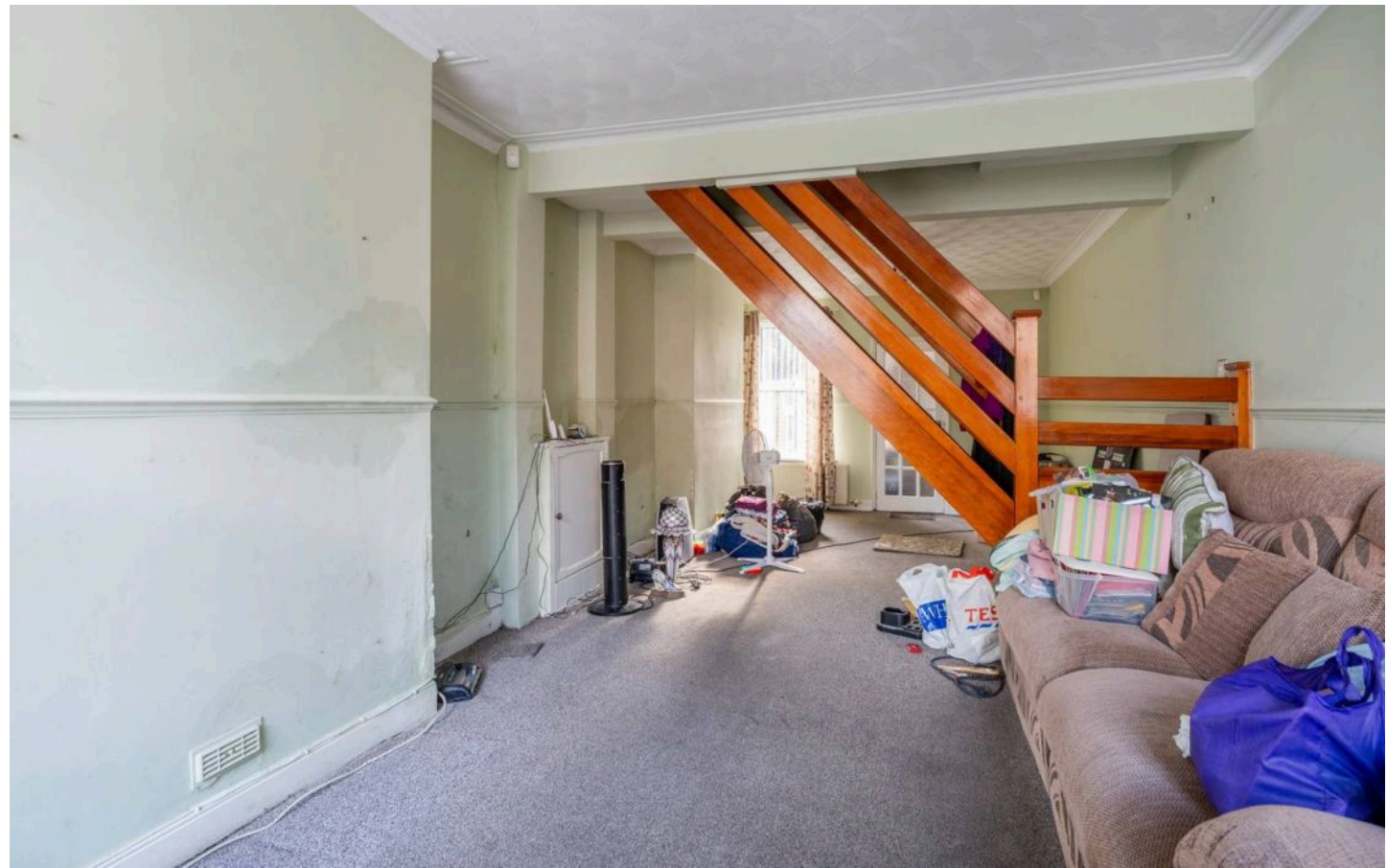
# 76 Beaconsfield Road

Norwich, Norwich

Positioned within a well-connected Norwich neighbourhood, this spacious end-terrace property offers excellent potential for personalisation while providing comfortable, well-arranged living. Inside, a bright dual-aspect lounge and dining area creates a welcoming focal point, complemented by a fitted kitchen, three bedrooms, and an enclosed rear garden with gated access allowing for parking if desired. Offered with no onward chain for a straightforward purchase, it presents an ideal opportunity to create a home suited to individual style and enjoy a friendly community setting close to local amenities and easy routes into the city centre.

## Location

Beaconsfield Road is positioned within a well-connected part of Norwich, offering easy access to the city centre and a wide range of everyday amenities. The area is known for its attractive period properties, tree-lined streets, and strong sense of community. Nearby, you'll find a variety of independent shops, cafes, and local pubs, along with supermarkets and good transport links. Schools and parks are within easy reach, while Norwich Train Station and the Ring Road provide convenient routes for commuters and those exploring the wider Norfolk area. Mousehold Heath is also close by, providing open green space ideal for walking and leisure. The nearby Magdalen Street area offers a lively mix of vintage shops and international eateries, adding to the local charm. Altogether, it's a popular location for professionals, families, and first-time buyers alike.





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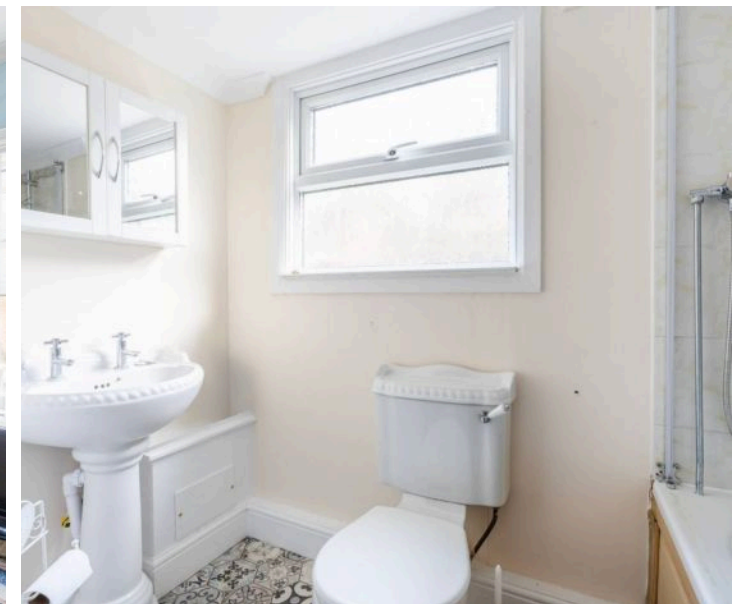
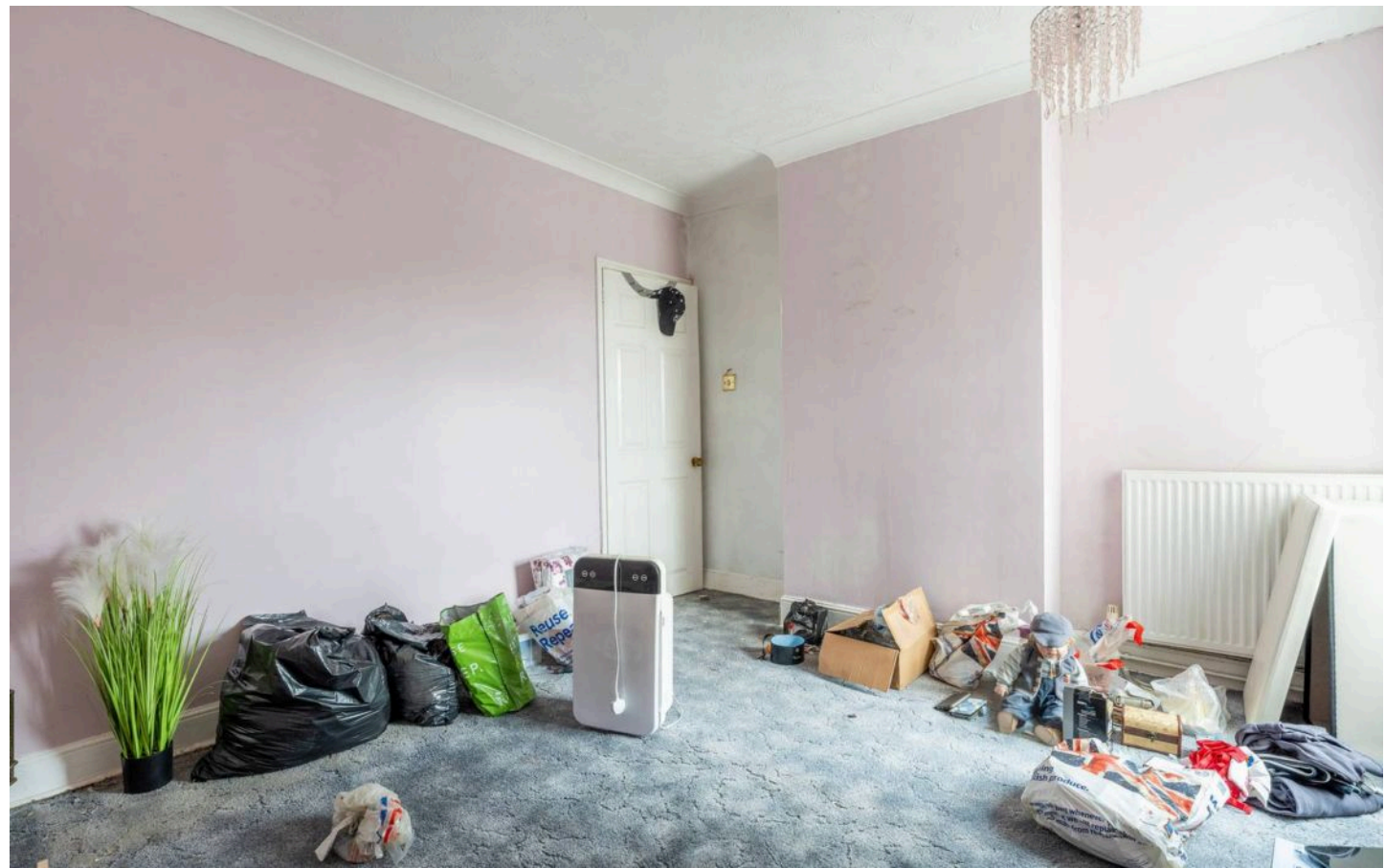
Norwich, Norwich

### Beaconsfield Road, Norwich

Stepping inside, the property opens into a spacious lounge and dining area extending the full depth of the home. This generous dual-aspect room enjoys excellent natural light from windows to both the front and rear, with fitted carpet flooring throughout. A feature open-tread staircase adds character and divides the living and dining zones, while traditional dado rails, decorative ceiling detail, and pendant lighting enhance the room's original charm.

The fitted kitchen lies to the rear of the home, offering a practical layout with a range of oak-effect wall and base units, tiled splashbacks, and patterned tiled flooring. Integrated appliances include a built-in oven, four-ring gas hob, and extractor hood. There is also a stainless-steel sink positioned beneath a large window overlooking the garden, along with a part-glazed external door providing direct access outside.

At the back of the property, the ground-floor bathroom features a three-piece suite comprising a panelled bath with a shower attachment, a pedestal wash basin, and a low-level WC. The room is finished with patterned tiled flooring, part-tiled walls, and a frosted window for privacy.



## 76 Beaconsfield Road

Norwich, Norwich

Upstairs, there are three well-proportioned bedrooms, each fitted with carpet flooring and filled with natural light. The main bedroom offers comfortable double proportions, while the remaining rooms are ideal for guests, children, or home office use.

Outside, the enclosed rear garden is mainly laid to shingle with paved areas and gated access providing potential for off-road parking if desired. There is also a useful metal storage shed and space for outdoor seating.

### Agents notes

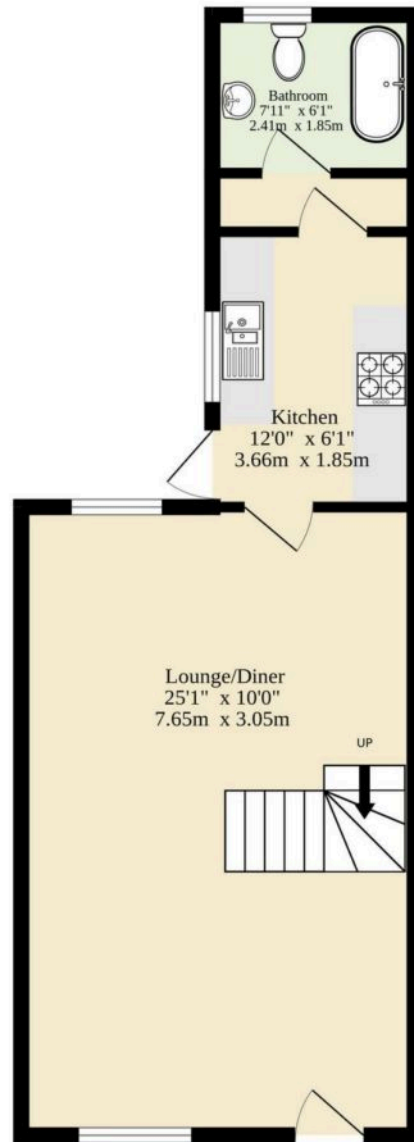
We understand that the property will be sold freehold, connected to all main services.

Heating system- Gas Central Heating

Council Tax Band- B



Ground Floor  
367 sq.ft. (34.1 sq.m.) approx.



1st Floor  
320 sq.ft. (29.7 sq.m.) approx.



TOTAL FLOOR AREA : 687 sq.ft. (63.8 sq.m.) approx.

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.  
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Meet *Rosie*  
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Meet *Tristan*  
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