



33 Kingsley Road
Norwich, Norfolk, NR1 3RB

BROWN & CO



33 Kingsley Road, Norwich, Norfolk, NR1 3RB

A delightful bay fronted, hall entrance terrace house in one of the prime residential locations in Norwich.

£450,000 Freehold



DESCRIPTION

No. 33 Kingsley Road is a most attractive Edwardian bay fronted home situated in a prime location to the South West of Norwich City Centre. The property is constructed of Norfolk brick under a pantile roof, offering well-arranged accommodation on two floors with the current vendors making delightful restorations throughout, since their ownership began in 2017. The house has elegant rooms, typical of the period, with the principal sitting and dining rooms being intertwined and arranged off a super entrance hall with sanded flooring, which continues throughout the ground floor and into the kitchen breakfast room. The house boasts an array of lovely features which includes panelled doors, double glazed wooden period style sash windows, chimney pieces, cornicing, picture rails, cabinetry and lovely ceiling roses. A dry cellar is also located off the entrance hall, currently used as part utility.

An attractive feature of the house is the kitchen breakfast room which boasts three windows allowing plenty of natural light to flood into the home, and French doors offer access into the garden. The kitchen itself enjoys a range of base units and exposed brick with inset shelving.

The bedroom accommodation is located on the first floor off a split-level landing. The principal bedroom offers a lovely arrangement with an en-suite shower and separate sink.

Bedrooms two and three are both light and airy double rooms and completing the first floor accommodation is a study/bedroom four and the family bathroom.

To the outside there are both front and rear gardens with the front boasting a paved path screened by deep lavender beds. The rear gardens have been carefully restored with steps to a patio area ideal for dining. The planting is established and provides a great deal of privacy from neighbours.

The property has undergone a modern retrofit including installation of an air source heat pump, solar panels, battery storage, loft insulation with full double and triple glazing throughout. The property benefits from quarterly Renewable Heat Incentive payments.

The house is being sold with no onward chain and will be of great interest to buyers looking to live in one of the prime residential areas of Norwich.

Services – Mains water, mains drainage, mains electricity.

Local authority – Norwich City Council

LOCATION

No. 33 Kingsley Road is located at the far end of a no through road, situated off the Newmarket Road and opposite the old hospital being only a short walk into the city centre.

This part of the city is one of the more popular residential areas of Norwich.

Communication routes are good, with easy access to the inner and outer ring roads and the property is within close proximity of state and private schools and within striking distance of the University of East Anglia and the Norfolk & Norwich Hospital.

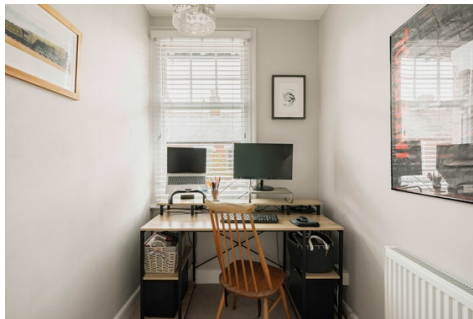
DIRECTIONS

Leaving Norwich on St Stephens Road, take the second left turn into Kingsley Road. The property is located towards the end of the road on the left hand side.

AGENT'S NOTES:

- (1) The photographs shown in this brochure have been taken with a camera using a wide angle lens and therefore interested parties are advised to check the room measurements prior to arranging a viewing.
- (2) Intending buyers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed.

VIEWING Strictly by prior appointment through the selling agents' Norwich Office. Tel: 01603 629871

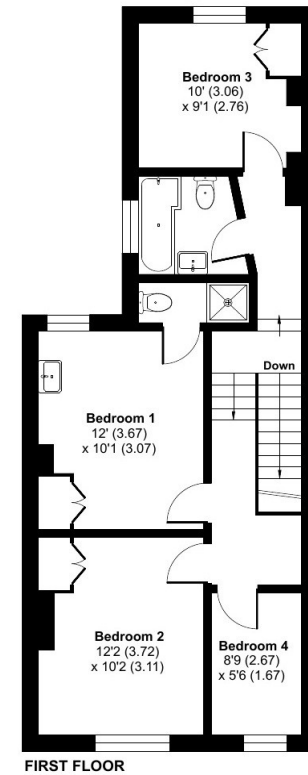
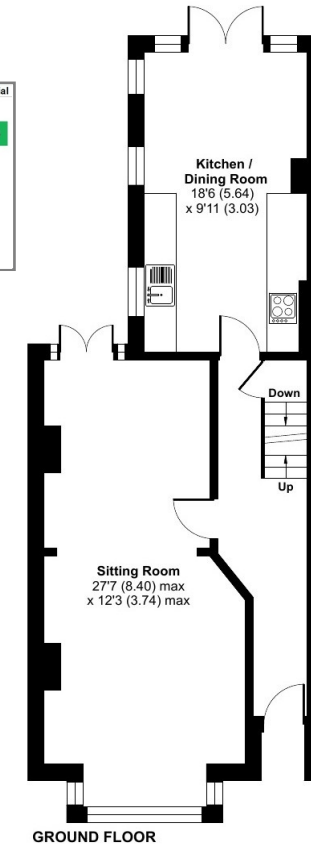
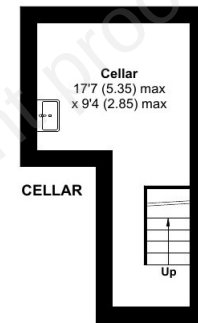


Kingsley Road, Norwich, NR1

Approximate Area = 1307 sq ft / 121.4 sq m

For identification only - Not to scale

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Brown & Co. REF: 1499328

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