

33 Wakefield Road, Norwich

Norwich

Minors & Brady

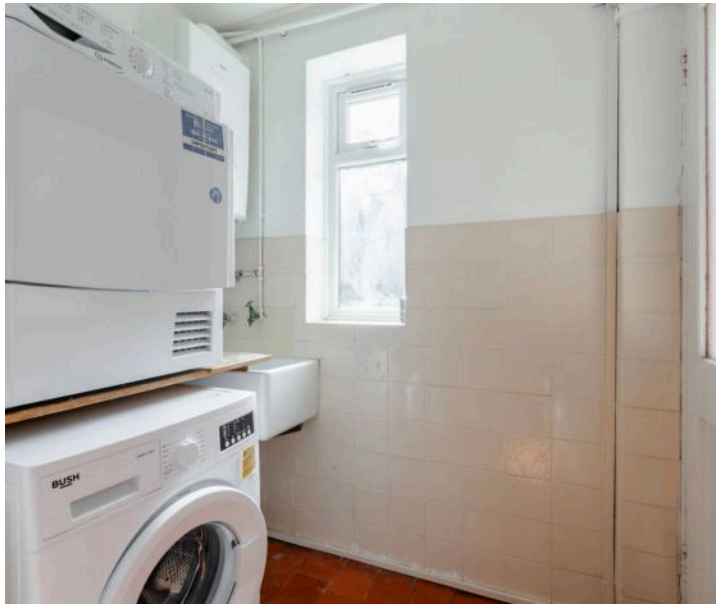
33 Wakefield Road

Norwich, Norwich

Positioned within a well-connected residential area of Norwich, this property offers flexible and practical living accommodation with strong appeal for both investors and families. Having previously been operated as a student rental, the house provides generous proportions across two floors and presents plenty of scope for buyers to either continue its use as a rental opportunity or adapt it into a comfortable family home. With its versatile layout and convenient location close to the University of East Anglia, Norwich city centre, and a range of local amenities, it represents a property with excellent long-term potential.







33 Wakefield Road

Norwich, Norwich

- Former student let property now available for sale, offering versatile accommodation
- Excellent investment potential or opportunity to create a family home
- Three well-proportioned first floor bedrooms
- Versatile living room with potential to be a forth bedroom if needed
- Spacious kitchen/breakfast room with ample storage and workspace
- Separate utility room for added convenience
- Enclosed rear garden, ideal for outdoor use
- Located in a popular area of Norwich, close to the University of East Anglia and city amenities

Council Tax band: B

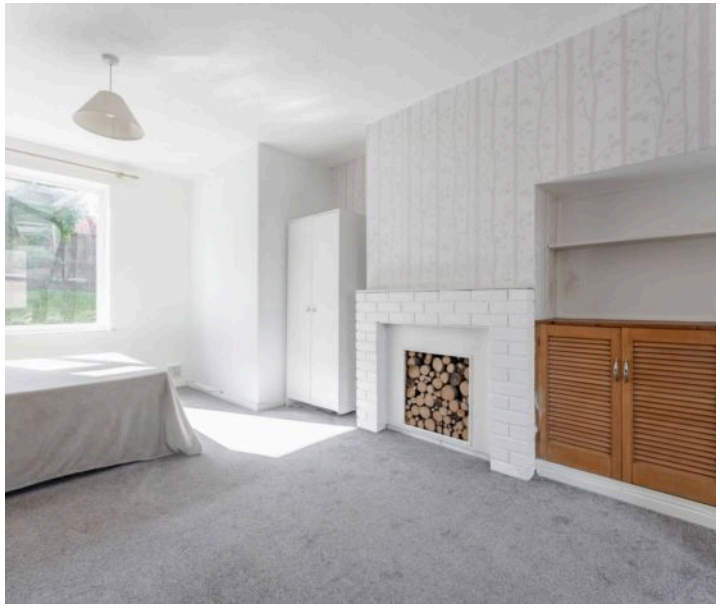
Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C







33 Wakefield Road

Norwich, Norwich

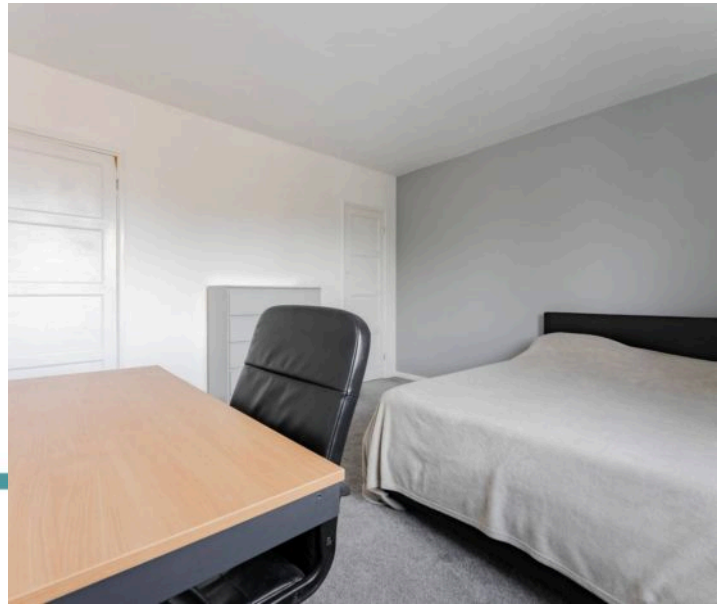
Location

Wakefield Road enjoys a convenient setting to the west of Norwich, well placed for access to the University of East Anglia, the Norfolk and Norwich University Hospital, and the city centre. Local amenities, including supermarkets, independent shops, takeaways, and everyday services, are all within easy reach, along with regular bus routes providing excellent public transport connections. Eaton Park and Earlham Park offer green open spaces for recreation and relaxation, while Norwich's vibrant centre, with its historic market, cultural attractions, and wide choice of restaurants and bars, is just a short drive away. The nearby A47 also provides straightforward road links across Norfolk and beyond.

Wakefield

The ground floor begins with a welcoming entrance hall that leads through to a spacious kitchen/breakfast room. Well designed to accommodate everyday cooking and dining, the kitchen offers ample workspace and storage options. A separate utility room adds further practicality, providing dedicated space for laundry appliances and additional household storage. To the other side of the hall, the property benefits from a very generous reception room which has most recently been used as a fourth bedroom, highlighting the adaptable nature of the home and its potential to meet a variety of lifestyle needs.







33 Wakefield Road

Norwich, Norwich

Upstairs, the first-floor landing connects to three well-proportioned bedrooms. Each room is bright and comfortable, offering ample scope for personalisation. The layout is completed by a family bathroom and an additional separate WC, ensuring convenience for households of any size and making the property particularly suitable for shared living arrangements.

Outside, the rear garden is enclosed and offers a blank canvas for those wishing to create a private and low-maintenance outdoor space, whether for relaxing, entertaining, or cultivating plants. The property's setting within a residential street also places it within easy reach of local schools, shops, transport links, and the university, making it a well-rounded option for both homebuyers and investors alike.



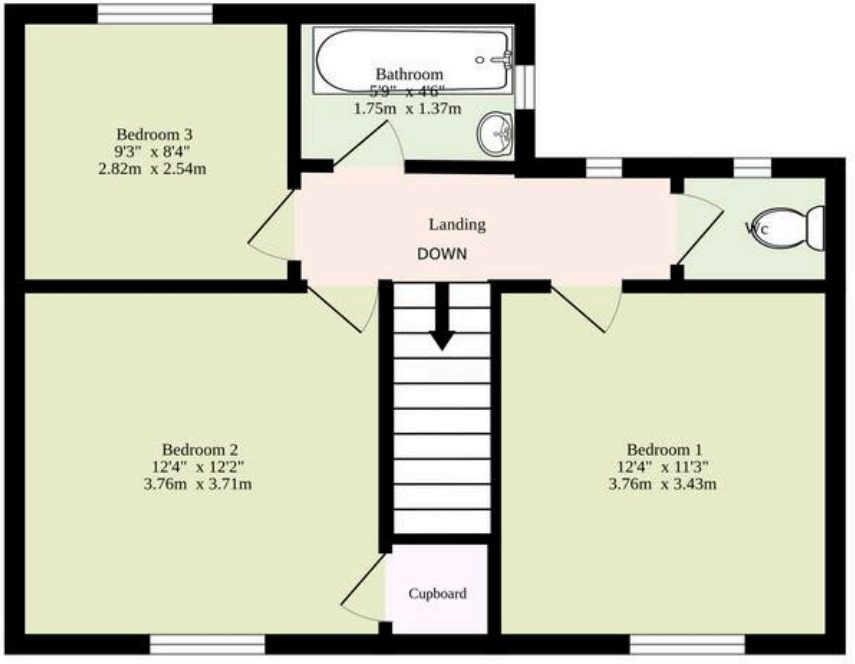




Ground Floor
488 sq.ft. (45.3 sq.m.) approx.



1st Floor
469 sq.ft. (43.6 sq.m.) approx.



TOTAL FLOOR AREA : 957 sq.ft. (88.9 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.
Made with Metropix ©2025

M&B

Dreaming of this home?
Let's make it a reality



Meet *Liam*
Branch Manager



Meet *Rosie*
Senior Sales Progressor



Meet *Tristan*
Senior Property Valuer

Minors & Brady

Your home, our market

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

CAISTER-ON-SEA | DEREHAM | DISS | NORWICH | OULTON BROAD | WROXHAM

Norfolk Mortgages.

How can we support

- Residential Mortgages
- Protection & Insurance
- Buy-to-let (personal and limited company)



Matt Waters
Senior Mortgage and Protection Advisor



Victoria Payne
Mortgage and Protection Advisor

Scan to book your appointment today

T: 01692 531372
E: enquiries@norfolk-mortgages.co.uk