

21 Stevenson Road, Norwich

Minors & Brady

21 Stevenson Road

Norwich

Chain-free and ready for immediate occupation, this well-proportioned three-bedroom home offers generous accommodation, a substantial private garden, and exciting potential for further improvements. Situated along a quiet residential road, away from the main streets, the property provides a practical layout arranged over two floors, with a spacious living room, a sizeable kitchen/dining room, and three well-proportioned first-floor bedrooms. Further benefits include a shower room, separate WC facilities, individual underfloor heating, modernised electrics, and interlinked fire alarms. The property is generally well-presented throughout, with some scope to update the laminate flooring and skirting boards in certain areas. Outside, the large rear garden features a substantial brick-built outbuilding, while the property's overall layout and plot size offer scope for future enlargement, subject to the necessary consents.

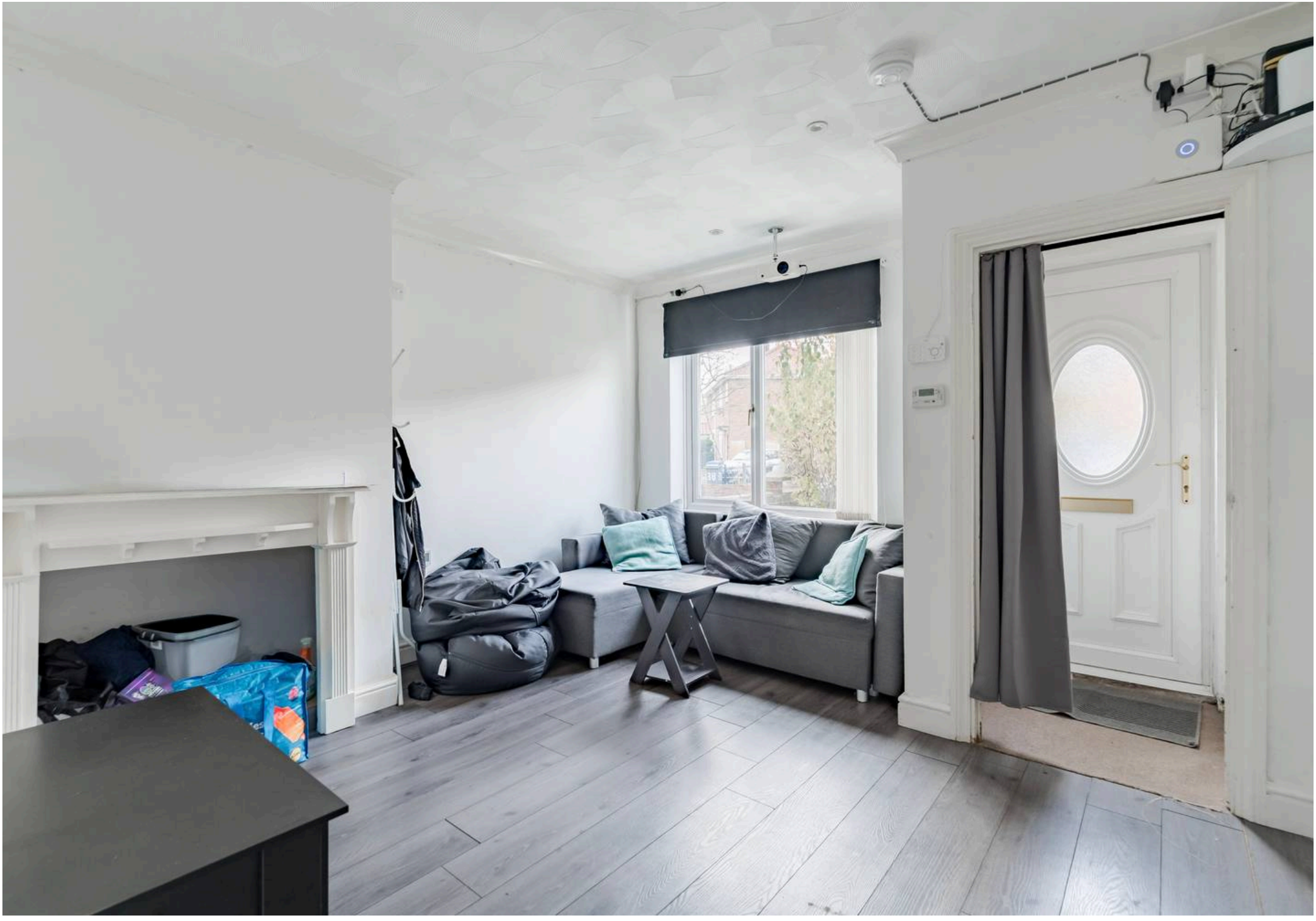
- Available with vacant possession and no onward chain
- Well-arranged three-bedroom property providing excellent flexibility for families, sharers, home workers, or those seeking room to grow
- An impressive kitchen/dining room as the hub of the home, fitted with modern appliances, plentiful cupboard storage, and ample space for everyday dining and entertaining
- Well-proportioned living room offering a welcoming environment for relaxation, socialising, or family gatherings
- Benefiting from a first-floor shower room with WC alongside a cloakroom, helping to ease demand during busy households
- Individual underfloor heating system delivering efficient and even warmth throughout the property while enhancing day-to-day comfort
- Improved electrical systems complemented by interlinked fire alarms across each level, offering additional peace of mind

M&B









21 Stevenson Road

Norwich

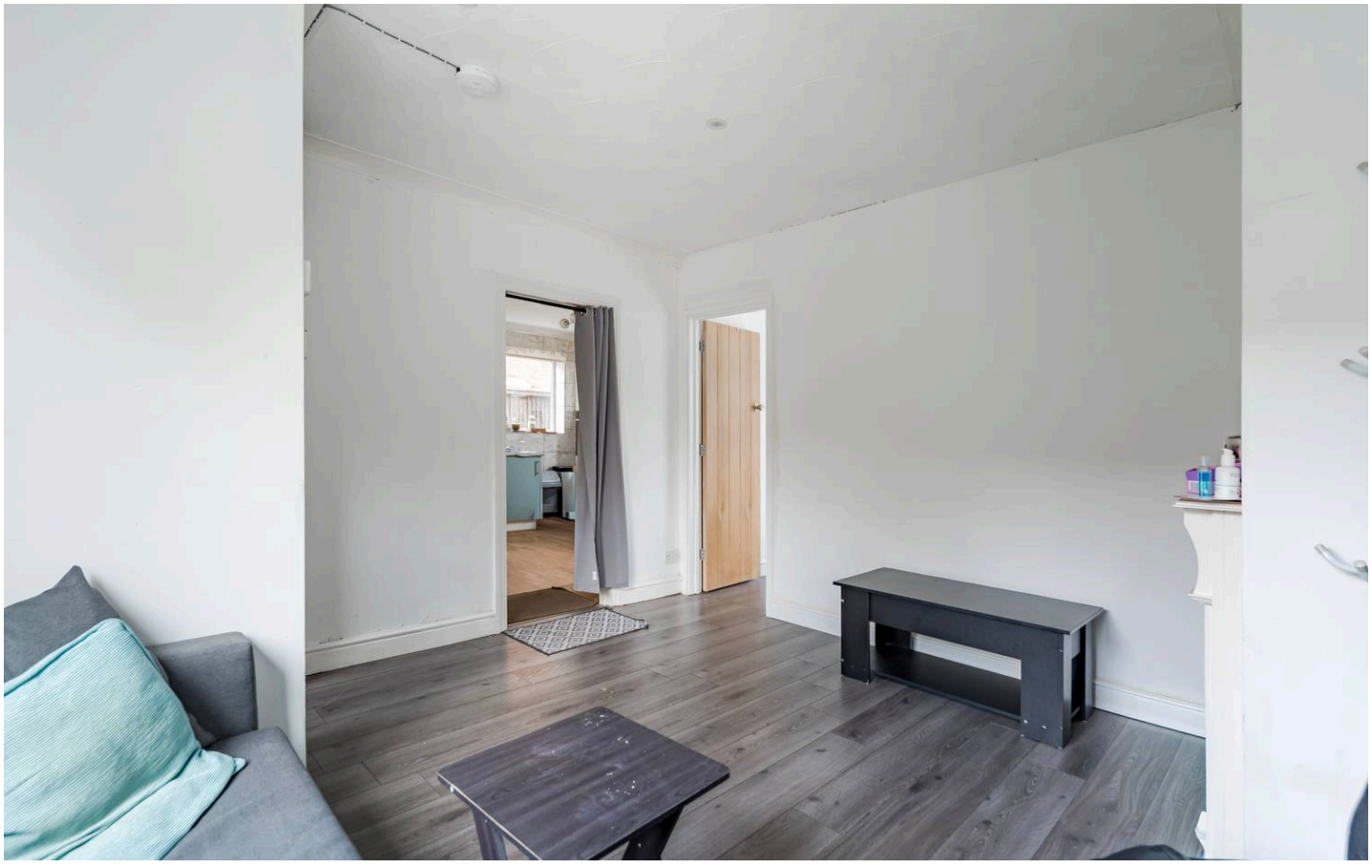
- A spacious outdoor setting with excellent privacy, providing plenty of room for recreation, entertaining, gardening, or enjoying the outdoors
- Substantial detached outbuilding suitable for storage, workshop use, hobbies, fitness equipment, or other lifestyle requirements
- Tucked away within a quiet residential area whilst remaining within easy walking distance of Aldi, the UEA, and the Norfolk and Norwich University Hospital

The Location

Stevenson Road occupies a convenient residential position within the NR5 area of Norwich, combining easy access to everyday amenities with strong links to some of the city's largest employers and educational institutions. The location is particularly well suited to families, healthcare professionals, university staff, students and commuters seeking practical day-to-day convenience without being directly within the city centre. The nearby districts of Bowthorpe, Earlham and Costessey provide a well-established community environment with a broad range of services and facilities close at hand.

Residents benefit from a variety of shopping and leisure options nearby. Aldi is within walking distance, while the Longwater Retail Park and Sainsbury's at Longwater offer a wider selection of retailers, supermarkets and household stores. A range of cafés, takeaways, restaurants and independent businesses can be found throughout the surrounding area, while healthcare provision is excellent thanks to the proximity of the Norfolk and Norwich University Hospital. Local leisure facilities include gyms, sports clubs and community recreation grounds, supporting a well-balanced lifestyle.

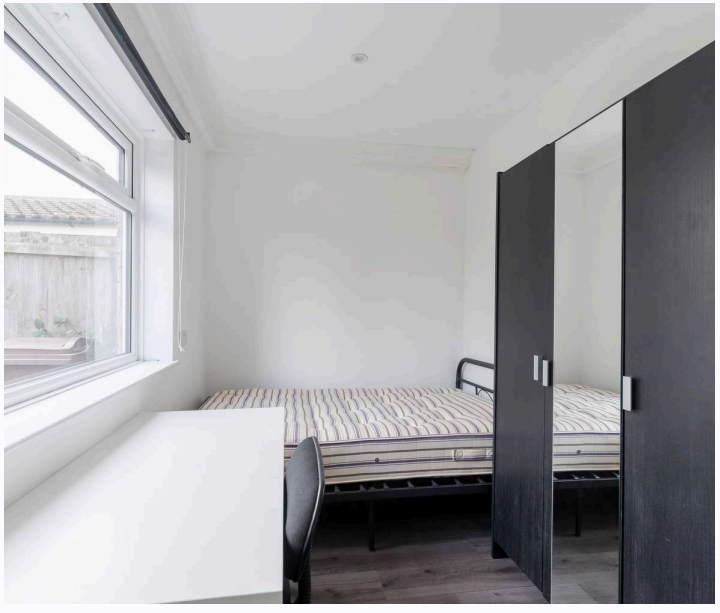
M&B













21 Stevenson Road

Norwich

A range of cafés, takeaways, restaurants and independent businesses can be found throughout the surrounding area, while healthcare provision is excellent thanks to the proximity of the Norfolk and Norwich University Hospital. Local leisure facilities include gyms, sports clubs and community recreation grounds, supporting a well-balanced lifestyle.

The area is well placed for education, with a selection of primary and secondary schools serving the locality. The University of East Anglia is approximately a 25-minute walk away, making the location particularly attractive for those connected to the university. Public transport services operate regularly into Norwich city centre, while nearby road networks provide straightforward access to the A47, connecting to destinations across Norfolk and beyond. Norwich Railway Station offers rail services to Cambridge, London Liverpool Street and other regional centres.

Beyond its practical advantages, the area also offers access to green spaces and outdoor recreation. Earlham Park and the Yare Valley provide opportunities for walking, cycling and enjoying open countryside close to home, while the Norfolk Broads and the county's coastline can be reached for day trips. Norwich city centre, with its historic streets, Norwich Market, riverside leisure facilities and cultural attractions, is also easily accessible.

M&B

21 Stevenson Road

Norwich

Stevenson Road, Norwich

The entrance hall provides access to the principal ground-floor accommodation, including a spacious living room positioned at the front of the property and with direct access to the garden. To the left, the kitchen/dining room forms a generous space for everyday family life and entertaining, offering ample fitted storage, a range of modern appliances and plenty of room for a dining table.

Upstairs, the landing leads to three well-sized bedrooms, all of which offer sufficient space to accommodate double beds. Their proportions provide flexibility for different household arrangements, whether used as family bedrooms, guest accommodation or additional working space. A shower room fitted with a wash basin and toilet serves the first floor. An additional toilet and wash basin are conveniently positioned off the landing. The property also benefits from a spacious and well-lit loft, presenting potential for an extension or conversion, subject to the necessary planning permissions and building regulations.

Outside, the property enjoys a substantial and private rear garden, providing excellent space for outdoor seating, entertaining, recreation and gardening. The generous plot also offers potential for a rear ground-floor extension, subject to the necessary consents, with neighbouring properties providing an example of how this could be achieved. Within the garden is a substantial brick-built outbuilding, currently arranged as a versatile storage and workshop space, that has full mains electric power installed. There is an additional bicycle shed, able to fit three bicycles.

M&B













21 Stevenson Road

Norwich

The property currently benefits from on-street parking. Applications for a dropped kerb to create off-street parking on a front forecourt are generally granted, although any proposal would remain subject to the relevant highways approval and individual circumstances.

Agent's Note

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

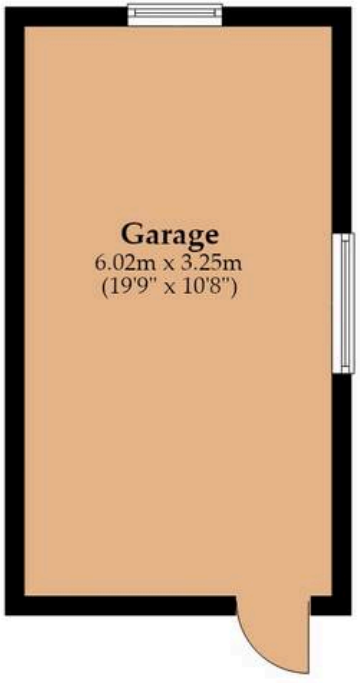
This property has gas central heating.

Council Tax Band: A

M&B

Outbuilding

Approx. 19.6 sq. metres (210.6 sq. feet)



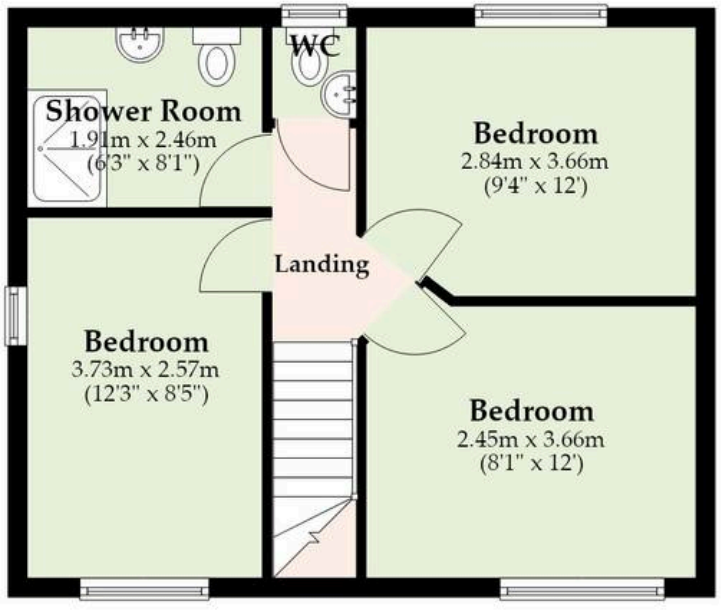
Ground Floor

Approx. 37.5 sq. metres (404.1 sq. feet)



First Floor

Approx. 41.1 sq. metres (442.9 sq. feet)



Total area: approx. 98.3 sq. metres (1057.6 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.

M&B

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



Meet *Liam*
Branch Manager



Meet *Connie*
Senior Property Consultant



Meet *Tristan*
Senior Property Lister

Minors & Brady

Your home, our market

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

BURY ST. EDMUNDS | CAISTER-ON-SEA | DEREHAM | DISS | NORWICH | OULTON BROAD | WROXHAM

Norfolk Mortgages.

Residential | Buy-to-Let | Protection

How we can support:

- ✓ Residential Mortgages
- ✓ Protection and Insurance
- ✓ Buy-to-Let (Personal and Limited Company



Matt Waters
Director and Principal



Victoria Payne
Mortgage and Protection Adviser

Offering you quick and professional mortgage advice, every step of the way.

T: 01603 210378
E: enquiries@norfolk-mortgages.co.uk
W: www.norfolk-mortgages.co.uk