

Victoria Street
Norwich, NR1 3QX

Guide Price £650,000

claxtonbird
residential

Victoria Street, Norwich, NR1 3QX

Nestled at the heart of Norwich, this charming Grade II-listed three-bedroom semi-detached period home offers a delightful blend of classic elegance and modern convenience. Just a stone's throw from the city centre, this property is perfectly situated for those who appreciate the vibrancy of urban living while enjoying the comfort of a desirable residential location. Internally, the accommodation is presented in fantastic order throughout, showcasing a wealth of original features that add character and charm. You will find decorative mouldings and traditional sash windows that reflect the home's rich Georgian history. The heart of the home is undoubtedly the impressive open-plan extended kitchen/living space, which boasts modern fitted cabinetry and a striking vaulted ceiling, creating a bright and airy atmosphere. The ground floor further features two spacious reception rooms, providing ample space for relaxation, as well as a practical utility room and cloakroom, enhancing the functionality of the home. Outside, the property benefits from driveway parking to the front, as well as a beautifully landscaped rear. Properties such as this are a rare find in such a desirable location, and early viewing is highly recommended. Offered for sale with no onward chain.

Entrance Hall
Entrance door with fanlight above, stairs to first floor, wood effect floor, Victorian cast iron fireplace, access to cellar and doorway leading out to the garden.

Sitting Room 12'8" max x 12'0" (3.87 max x 3.68)
Sash window to the front aspect, feature fireplace with wooden surround, storage cupboards and shelving to the recess, cornice, ceiling rose, wood-effect floor, and Victorian cast-iron fireplace.

Dining Room 11'1" to cupboards x 12'2" (3.39 to cupboards x 3.72)
Sash window to front aspect, cast iron fireplace with wood surround, built-in storage cupboards to recess, ceiling rose, cornice, wood effect floor and Victorian style radiator.

Cloakroom
Low-level WC, wash hand basin, part-tiled walls and window to rear aspect.

Utility Room
Work surface with plumbing for washing machine and space for dryer beneath, and wall units.

Open Plan Kitchen / Living Area 23'8" max x 14'10" max (7.23 max x 4.54 max)
Modern fitted kitchen comprising wall and base units with silestone work surface over, undermount sink with mixer tap, built-in oven with induction hob and extractor hood over, built-in dishwasher, space for fridge freezer, spotlights, and Kardean wood effect floor with underfloor heating. The living area features a vaulted ceiling, bespoke fitted wall unit incorporating storage cupboards, shelving and electric fireplace, two electric Velux windows and triple bi-folding doors leading out to the garden.

First Floor Landing
Sash window to front aspect, window seat with storage beneath, loft access, cornice, Victorian style radiator and panelled doors to all first-floor rooms.

Bedroom 11'5" x 12'4" max (3.50 x 3.78 max)
Sash window to front aspect, two double fitted wardrobes, cast iron fireplace, cornice, ceiling rose and radiator.

Bedroom 11'7" to cupboards x 12'4" (3.55 to cupboards x 3.78)
Sash window to front aspect, built-in wardrobes, fitted storage to recess, cast iron fireplace, cornice, ceiling rose, and radiator.

Bedroom 12'7" x 8'0" (3.84 x 2.44)
Upvc double glazed window to rear aspect, fitted wardrobes and radiator.

Family Bathroom 7'7" max x 9'10" (2.33 max x 3.02)
Three-piece suite comprising large bath with mixer tap and shower attachment, wash hand basin set in vanity unit with mixer tap, low-level WC, part-tiled walls, tiled floor, extractor fan, vertical towel rail radiator and upvc double glazed window to rear aspect.

Cellar 10'3" x 11'4" (3.13 x 3.47)
Providing ample storage.

Front Garden
Walled garden offering shingled driveway parking with mature hedging and timber double gates providing access into the rear garden.

Rear Garden
Wonderful landscaped garden enclosed by wall and predominantly laid to lawn, offering a patio seating area with covered pergola, mature shrubs and a brick-built store.

Agents Note
Council Tax Band D
New hand made sash windows to the front of the property were installed in 2019
The property is Grade II Listed.
The dining room fireplace is not a working fire.

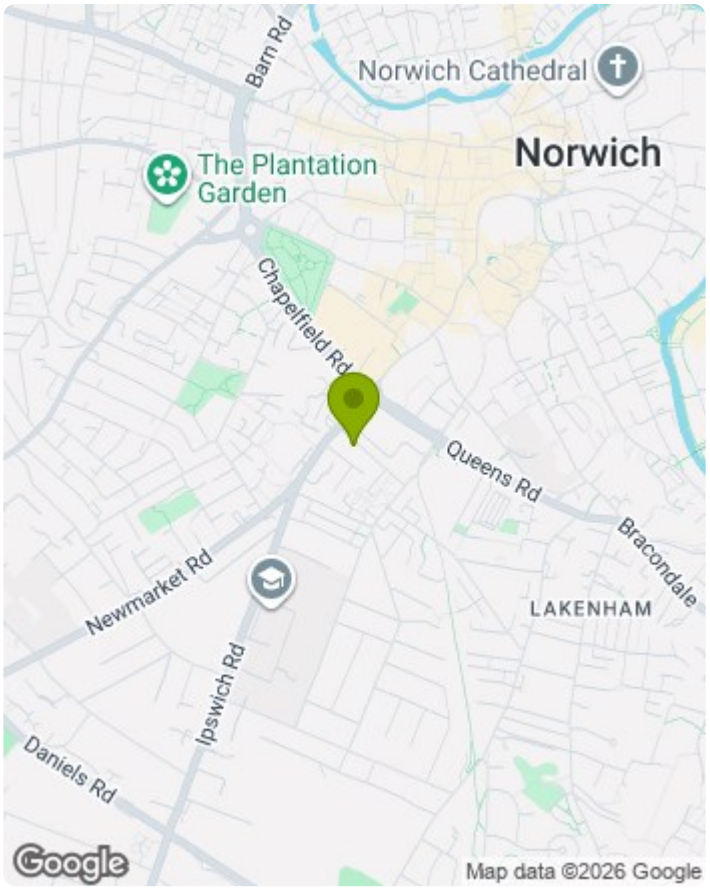




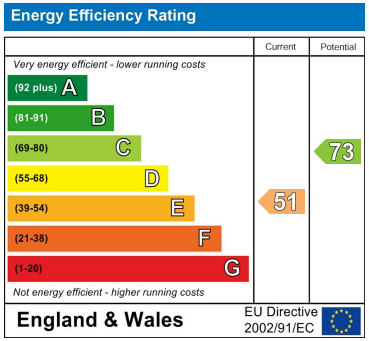




claxtonbird residential



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 ©2026



1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER CLAXTONBIRD LIMITED NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

ClaxtonBird Residential
134 Unthank Road
Norwich
NR2 2RS

Tel: 01603 733002
Email: norwich@claxtonbird.co.uk
www.claxtonbird.co.uk

claxtonbird residential







