



19 Trafford Road, Norwich  
Norfolk

Minors & Brady



# 19 Trafford Road

Norwich, Norfolk

Offered with no onward chain, this mid-terrace home occupies a highly sought-after NR1 position just south east of Norwich city centre. The ground floor provides a comfortable layout with a dining room, a well-proportioned lounge, and a light-filled kitchen that opens out to the rear. A ground-floor bathroom adds everyday practicality. Upstairs, two double bedrooms are arranged across the first floor, with the main bedroom benefiting from an ensuite. Outside, the property enjoys a bisected and enclosed rear garden, on-road permit parking to the front, and an open outlook across the bowling green, while remaining within walking distance of the city centre, Riverside facilities, and the train station.

## Location

Trafford Road sits just to the southeast of the city centre in Norwich, offering a practical residential setting with easy access to everyday amenities and the heart of the city. The area is well placed for Riverside retail and leisure facilities, local shops, cafés, and supermarkets, while Norwich train station, the historic city centre, and a range of green spaces are all within comfortable reach, making it a convenient choice for commuters and city-based lifestyles alike. Regular bus services run nearby, providing straightforward connections across the city and out towards surrounding areas. Well-regarded schools, riverside walks, and leisure facilities are also close at hand, adding to the appeal of this well-connected residential location.



M&B



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## Trafford Road, Norwich

This mid-terrace hall entrance home is offered with no onward chain and presents a calm, well-cared-for feel throughout, with period proportions and a layout that works naturally from front to back.

A welcoming hall entrance creates a clear sense of arrival, with decorative cornicing, tall ceilings, and painted finishes that continue the character seen across the property. From here, the dining room sits at the front and enjoys a bay window looking out over the bowling green. The room feels light and well-balanced, finished with carpeted flooring and traditional ceiling detail.

Moving through, the lounge provides generous proportions. This room continues the carpeted flooring and offers enough depth for comfortable seating and additional furniture, while maintaining a comfortable connection with the rest of the ground floor layout.

Set to the rear, the kitchen is fitted with a range of wall and base units topped with wood-effect work surfaces. Integrated appliances include a built-in oven and hob, with plumbing in place for additional appliances. Laminate flooring runs throughout, and a door leads directly outside to the rear garden.



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Also located on the ground floor, the bathroom is fitted with a bath, WC, and wash hand basin. The room features tiled flooring with tiled wall areas, a window providing natural light, and a clean, simple finish that matches the rest of the house.

Stairs rise to the first floor, where two double bedrooms are arranged off the landing. To the rear, the main bedroom is a comfortable double room with carpeted flooring and built-in storage. This room benefits from a private ensuite, fitted with a WC, wash hand basin, and a heated towel rail radiator. Laminate flooring is laid here, and an airing cupboard houses the boiler. Positioned to the front, the second bedroom is also a well proportioned double, finished with carpeted flooring and offering comfortable space without impacting the room size.

Outside, the garden is bisected and enclosed, with a larger-than-expected feel created through hardstanding areas, established planting, and space for seating and container gardening, offering a usable and manageable outdoor setting. To the front, on the road, permit parking is available, and the outlook across the bowling green adds a pleasant sense of openness.

## Agents notes

Sold freehold, connected to main services: water, electricity and drainage.

Gas Central Heating

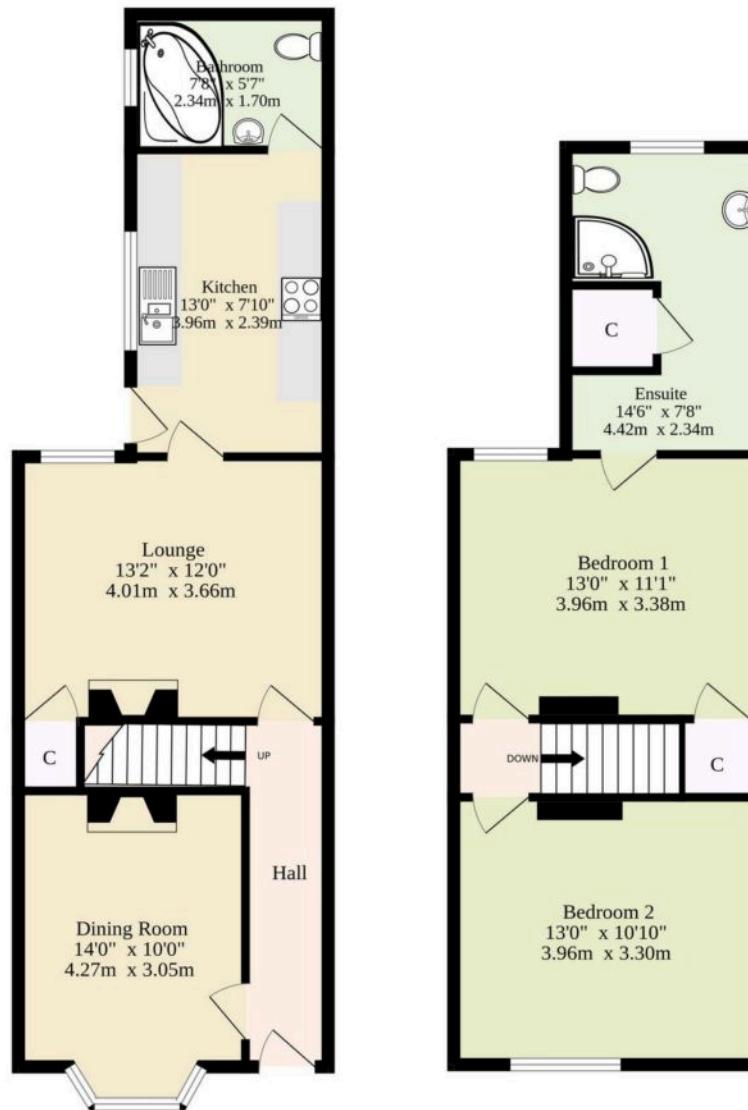
Council Tax Band- B

**M&B**



Ground Floor  
493 sq.ft. (45.8 sq.m.) approx.

1st Floor  
414 sq.ft. (38.5 sq.m.) approx.



TOTAL FLOOR AREA : 907 sq.ft. (84.3 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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Senior Property Valuer

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