



30 Vane Close, Norwich  
£400,000



# 30 Vane Close

## Norwich, Norwich

Enjoying a peaceful position in a quiet cul-de-sac, this immaculate five-bedroom executive link-detached home offers generous and versatile living space ideal for modern family life. The property features a spacious extended dining and family room, a stylish front-aspect lounge with fireplace, and a separate study providing flexible use. The modern fitted kitchen is well-equipped with integrated appliances, a breakfast bar, and ample storage including a large understairs cupboard. Upstairs, the principal bedroom benefits from an updated en suite, while the contemporary family bathroom serves the remaining well-sized bedrooms, three of which include built-in wardrobes. Additional features include a ground floor WC and a south-east facing rear garden with a patio and raised deck seating area. A driveway, car port, and garage provide parking for multiple vehicles. The home is also within easy reach of supermarkets, cafés, shops, health centres, highly regarded schools, and regular bus routes into the city centre.

### Location

Vane Close is located in a well-established residential area to the east of Norwich, offering a convenient setting with access to a wide range of local amenities. Within easy reach are supermarkets, shops, and popular schools, along with health centres, cafes, and regular bus routes into the city centre. The area is also well connected to key road links including the A47 and the NDR, making travel in and around Norwich straightforward. Nearby green spaces, such as parks and recreational areas, provide opportunities for outdoor enjoyment, while the close-knit community feel makes this a popular choice for families and professionals alike. The location also benefits from proximity to the Broads National Park and the Norfolk coast, both easily accessible for weekend escapes or day trips.







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Norwich, Norwich

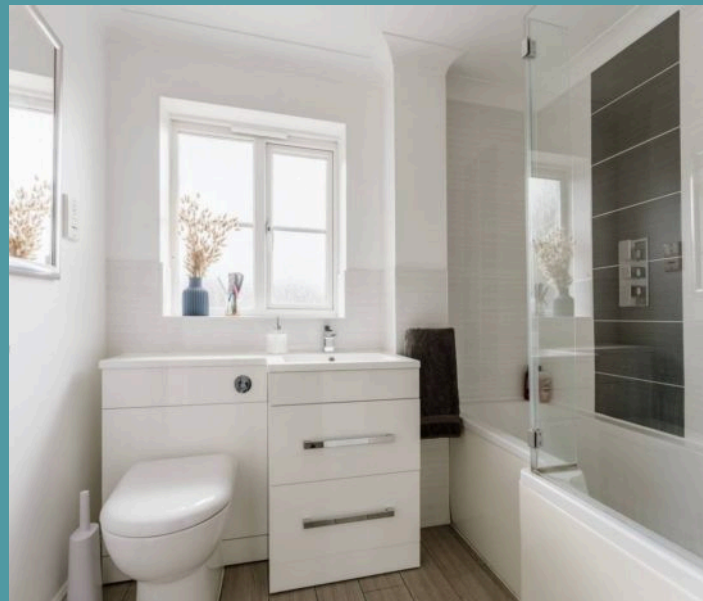
### Vane Close, Norwich

Step inside this immaculately presented executive family home and you're welcomed by a bright entrance hall where a conveniently located downstairs WC adds practicality to the layout. From here, the front-aspect lounge offers a spacious setting, complete with a central gas fire set into a fireplace surround and soft carpet underfoot. Natural light pours in through the large window, and French doors to the rear open into the striking extended dining and family room.

This large reception space offers great versatility, with stylish flooring and a central pendant light adding character. It's filled with natural light thanks to additional French doors leading directly out to the patio area, creating a strong connection to the garden – perfect for entertaining or day-to-day living.

Moving into the kitchen, you'll find a sleek modern design with glossy cabinetry and generous worktop space. Features include a stainless steel inset sink unit, built-in hob with extractor above, built-in double oven, wine cooler, and a breakfast bar ideal for casual dining. Integrated appliances include a dishwasher and washing machine, with additional space for an upright fridge/freezer. Inset ceiling lights and a large understairs storage cupboard add both function and atmosphere, while a side door leads conveniently outside.

Also on the ground floor is a separate, versatile study – a quiet space ideal for working from home, hobbies, or use as an additional snug.





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Upstairs, the landing gives access to an airing cupboard and five well-proportioned bedrooms, four of which are comfortable doubles. Three of these benefit from built-in wardrobes, including the versatile fifth bedroom. The principal bedroom stands out with its updated contemporary en suite shower room, complete with a stylish shower enclosure, inset ceiling lights, and a sleek basin with integrated storage below. All bedrooms enjoy carpeted flooring and ample natural light.

Completing this floor is the updated family bathroom, fitted with a modern shaped panelled bath with shower over, partially tiled walls, and a smart vanity unit with storage beneath the basin.

Additionally, the home benefits from double glazing throughout.

Outside, the rear garden enjoys a south-easterly orientation and is both enclosed and beautifully maintained. A patio seating area sits just outside the dining room doors, complemented by a raised decked terrace complete with inset lighting. The garden is bordered by a mix of wall and fencing, with mature shrub beds adding colour and definition.

To the front, a driveway provides off-road parking and leads to a car port and garage, which is fitted with an up and over door and has a personal side access door, offering further convenience and secure storage.

## Agents notes

We understand that the property will be sold freehold, connected to all main services.

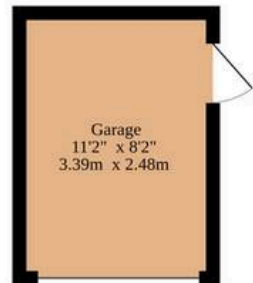
Heating system- Gas Central Heating

Council Tax Band- D

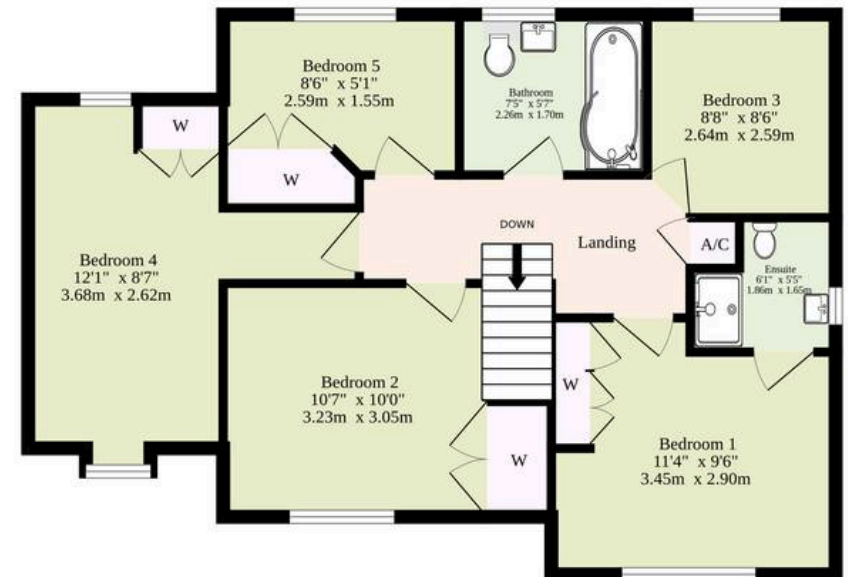




**Ground Floor**  
847 sq.ft. (78.7 sq.m.) approx.



**1st Floor**  
586 sq.ft. (54.4 sq.m.) approx.



Sqft Includes Garage

**TOTAL FLOOR AREA : 1593sq.ft. (148.0 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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