



30 Violet Elvin Court, Norwich



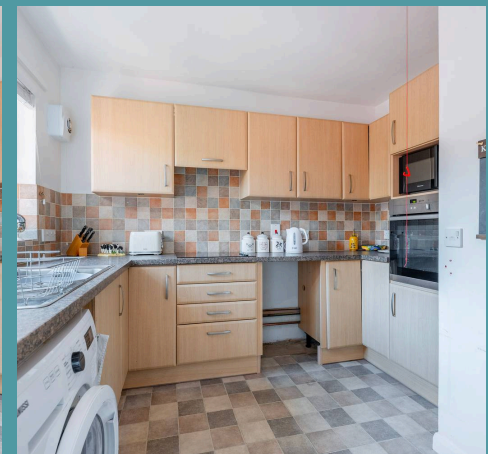
# 30 Violet Elvin Court

## Norwich

Enjoy a relaxed lifestyle in this charming, chain-free over-55's bungalow, ideally located in the heart of Earlham, Norwich. Set within a well-maintained development, this delightful home features a welcoming entrance hall, a spacious sitting/dining room perfect for relaxing or entertaining, and a modern kitchen with integrated appliances. The comfortable double bedroom includes a built-in wardrobe, while the contemporary shower room offers stylish practicality. Outside, residents can enjoy beautifully kept communal gardens, private parking, a useful garden store, and access to a friendly residents' lounge — all supported by an on-site manager for added peace of mind. This is low-maintenance living with community spirit, just minutes from the vibrant amenities of Norwich.

### Location

Violet Elvin Court is a purpose-built retirement housing complex located in the heart of the Earlham area of Norwich, set within a quiet residential neighbourhood just off Stannard Road. This peaceful and well-maintained development benefits from excellent local amenities. Within walking distance, residents have access to a range of shops, including a small supermarket, a pharmacy, a post office, and independent convenience stores on Earlham Road and within the nearby Earlham shopping precinct. Healthcare services are also close at hand, with local GP surgeries, dental clinics, and the Norwich Community Hospital located within a short drive or bus journey. The area is well served by public transport, with frequent bus services connecting Violet Elvin Court to Norwich city centre, the University of East Anglia, and the Norfolk and Norwich University







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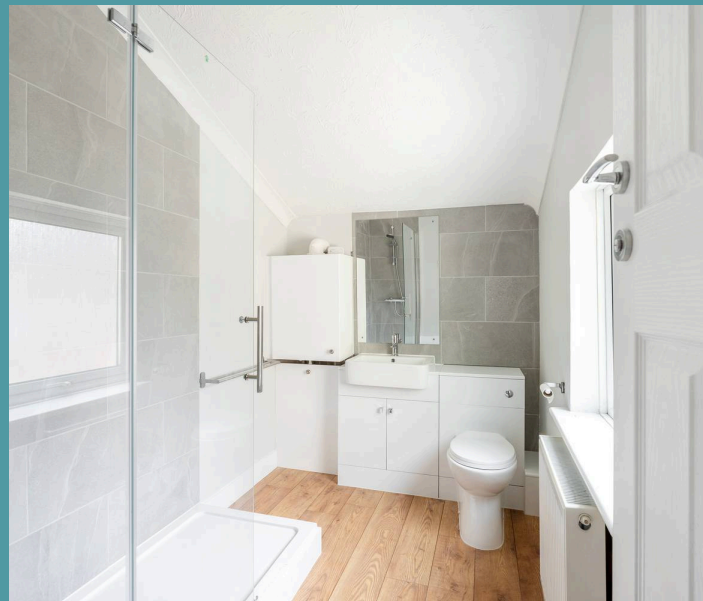
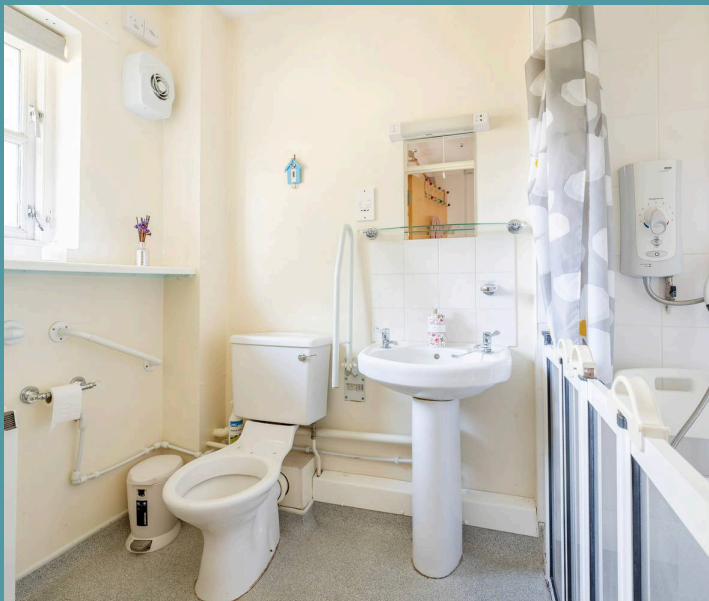
Norwich

Step inside to a welcoming entrance hall that leads into a spacious sitting/dining room – a warm and inviting space perfect for both relaxing afternoons and entertaining. The adjoining kitchen is thoughtfully designed, featuring a range of wall and base units, an integrated oven, and under-counter space for essential appliances, making it both practical and efficient.

The generously sized double bedroom benefits from a built-in wardrobe, providing ample storage while maintaining a peaceful and uncluttered space. A modern shower room completes the interior, comprising a stylish three-piece suite for both comfort and ease of access.

Externally, a private garden store offers handy additional storage, while the beautifully maintained communal gardens create a quiet setting to enjoy the outdoors without the upkeep. Residents also have access to private parking facilities for added convenience.

Further enhancing the lifestyle appeal of this home is a welcoming residents' lounge – ideal for socialising and connecting with neighbours – and the reassurance of an on-site manager, offering support and peace of mind.







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This property perfectly blends independent living with a sense of community, all within easy reach of Norwich's rich cultural offerings, shopping, and transport links.

### Agents note

Leasehold, with 112 years left on the lease.

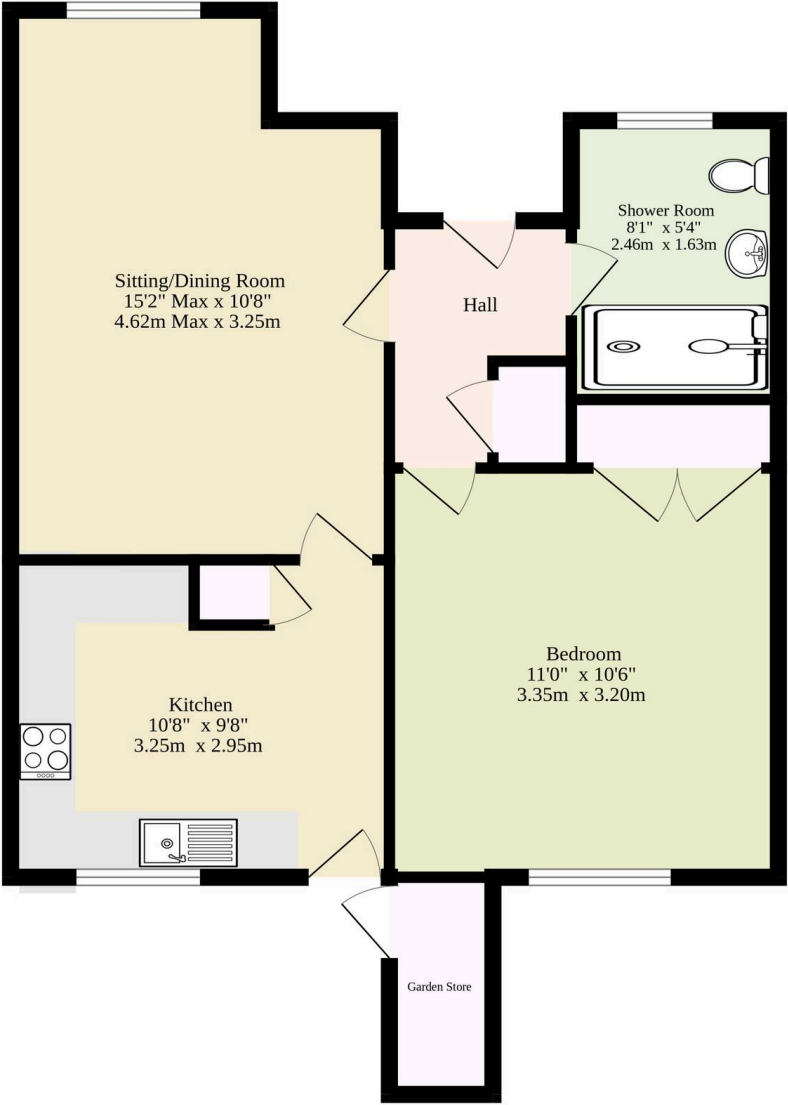
Maintenance fee - £240 pcm

- Chain free
- Over 55's bungalow in Earlham, within the vibrant city of Norwich
- Sitting/dining room inviting relaxation and entertaining
- Kitchen fitted with wall and base cabinetry, an integrated oven and under-counter space for appliances
- A double bedroom featuring a built-in wardrobe
- A shower room comprising of a modern three-piece suite
- A garden store for storage options
- Communal gardens that are well-maintained
- Residents parking available
- Residents lounge and an on-site manager





Ground Floor  
499 sq.ft. (46.4 sq.m.) approx.



TOTAL FLOOR AREA : 499 sq.ft. (46.4 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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