



8 Sunderland Close, Norwich

Norwich



Minors & Brady

8 Sunderland Close

Norwich

Offering the ideal balance of comfort, space, and convenience, this well-maintained link-detached home is perfectly suited to modern family life. Set in a desirable location north of Norwich city centre, the property features a welcoming entrance hall, light-filled sitting room, and a separate dining area that opens into a private garden—ideal for both everyday living and entertaining. The kitchen provides ample storage and functionality, while upstairs offers three bedrooms, including a principal suite with en-suite, and a stylish family bathroom. With a landscaped garden, carport, and detached garage, this home delivers both practicality and charm in equal measure.

- Link-detached residence positioned North of the city centre of Norwich
- Perfect for family living showcasing well-presented and flexible accommodation, ready to adapt to your own preferences and style
- Light-filled sitting room inviting relaxation and entertaining
- Dining room encouraging intimate family meals and gatherings, with French doors that open into the garden
- Kitchen equipped with wall and base cabinetry, an integrated oven and space for your own appliances
- Three bedrooms, a private en-suite and a family bathroom
- A private, well-maintained garden featuring a patio area, a laid to lawn and a timber storage shed
- A carport for sheltered off-road parking and a detached garage for storage options
- Close to local shops, Norwich airport, schools for all ages and healthcare facilities



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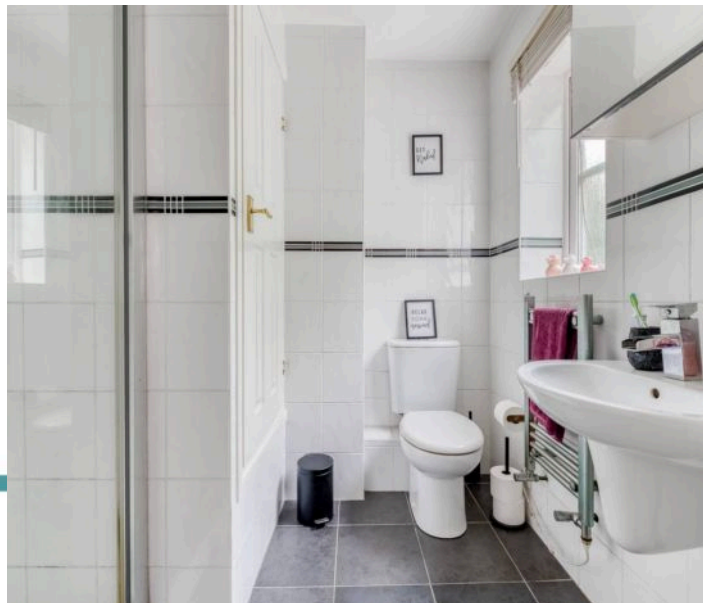
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Location

Sunderland Close is a quiet residential cul-de-sac situated in the north of Norwich, within the suburb of Hellesdon—a well-established and family-friendly area known for its green spaces and community amenities. The Close enjoys a peaceful setting while benefiting from excellent access to local conveniences. Just a short distance away, you'll find a range of shops including a Co-op Food store, a Tesco Express, and the Asda Superstore on Drayton High Road, offering convenient grocery and household shopping. For families, the area is well-served by several reputable schools, including Arden Grove Infant and Nursery School, Hellesdon High School, and Firside Junior School, all within easy reach. Healthcare needs are catered for by the nearby Hellesdon Medical Practice and Drayton Surgery, while larger facilities such as the Norfolk and Norwich University Hospital are easily accessible by car or bus. Sunderland Close is also well-connected by transport links: there are regular bus services along Middletons Lane and Reepham Road, providing straightforward routes into Norwich city centre and surrounding areas. Additionally, Norwich International Airport is just a short drive away, ideal for domestic and European travel.



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Step inside to a welcoming entrance hall, thoughtfully designed to create an immediate sense of warmth and openness. A convenient ground-floor WC is located just off the hallway, perfect for guests and family alike.

At the heart of the home lies a light-filled sitting room, a calming and versatile space where natural light pours in. Adjacent to this is the dining room, ideal for everything from casual breakfasts to more intimate family meals. French doors lead directly out into the garden, effortlessly blending indoor and outdoor living and creating an inviting space for summer entertaining. The kitchen is fitted with practical wall and base cabinetry, offering ample storage and workspace. With an integrated oven and room for your own appliances.

Upstairs, the home offers three generously sized bedrooms, each providing comfort and privacy for every family member. The principal bedroom flaunts a private en-suite, adding a touch of luxury and convenience, while a well-appointed family bathroom serves the remaining bedrooms.



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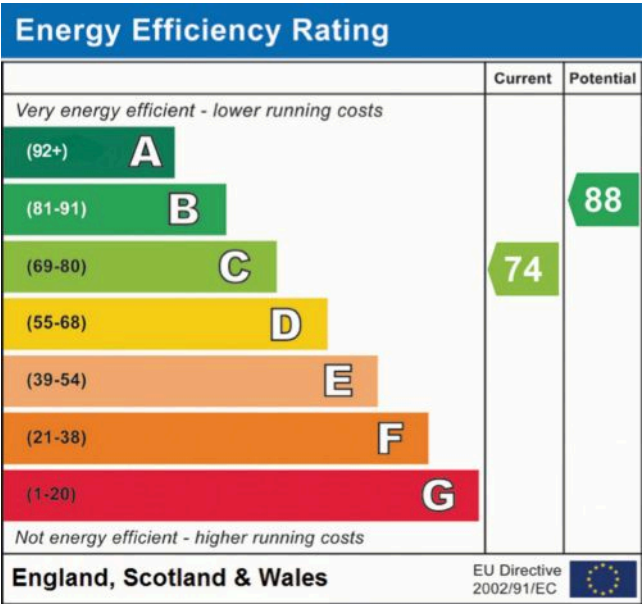
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Outside, the property continues to impress with a private and well-maintained rear garden, a true extension of the living space. Whether you're hosting barbecues, watching children play on the laid lawn, or simply unwinding on the paved patio, this garden caters to all aspects of family life. A timber storage shed adds extra practicality for gardening tools and equipment.

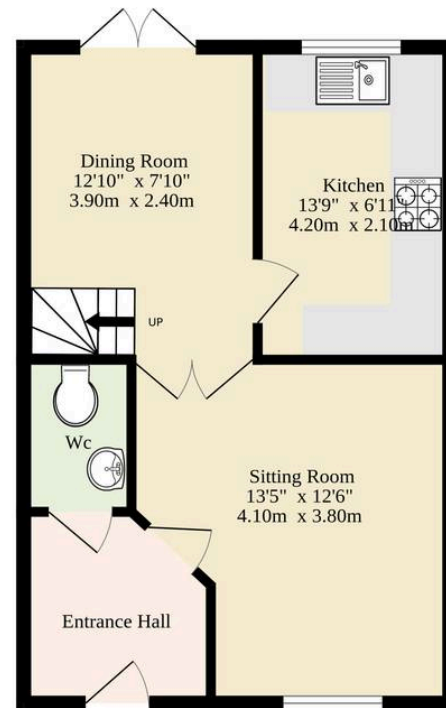
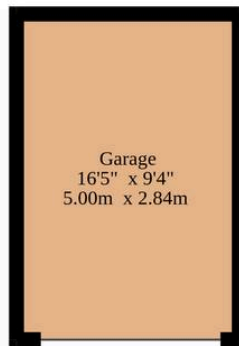
To the front, a carport provides sheltered off-road parking, and the detached garage offers valuable storage space or potential for further use depending on your lifestyle needs.

Agents note

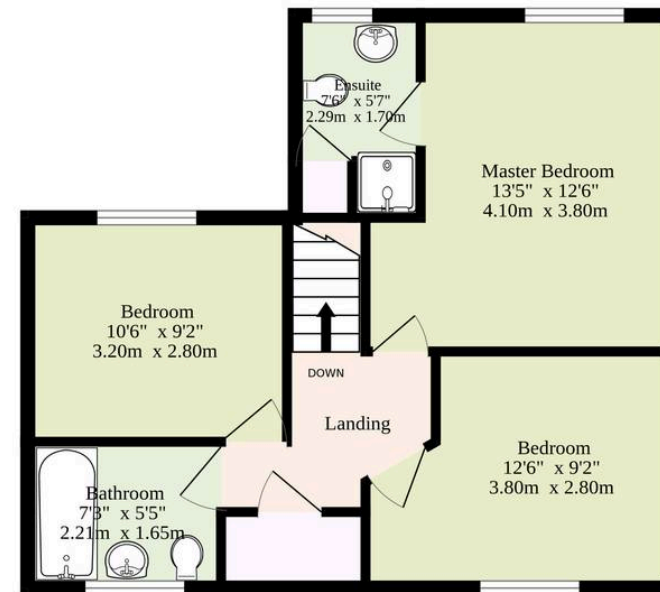
Freehold



Ground Floor
565 sq.ft. (52.5 sq.m.) approx.



1st Floor
479 sq.ft. (44.5 sq.m.) approx.



Sqft Includes The Garage

TOTAL FLOOR AREA : 1044 sq.ft. (97.0 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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wroxham@minorsandbrady.co.uk



01603 784088



6 Church Road, Wroxham, Norwich, NR12 8UG

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