



11 Waterloo Park Close, Norwich  
Norwich



Guide Price £240,000 - £250,000  
Minors & Brady



# 11 Waterloo Park Close

Norwich

Tucked away at the end of a cul-de-sac in the lively city of Norwich, this beautifully updated semi-detached home offers a lifestyle of ease, space, and versatility. Recently redecorated throughout, the property features a welcoming entrance hall that leads into a generous open-plan sitting and dining area—perfect for both quiet evenings and entertaining guests. A bright conservatory extends the living space, offering panoramic views of the private, low-maintenance garden with a sunlit patio ideal for outdoor relaxation. The stylish kitchen comes well-equipped with integrated appliances and ample storage, while a modern ground-floor shower room adds everyday convenience. Upstairs, three comfortable bedrooms provide room for family, guests, or a home office. With off-road parking, a garage, and a prime position close to Norwich's shops, cafés, and transport links, this home is ready to welcome its next chapter.



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Norwich

- Semi-detached residence down a quiet cul-de-sac in the vibrant city of Norwich
- Newly decorated throughout, making it move-in ready!
- Open-plan sitting/dining room inviting relaxation and entertaining
- Kitchen equipped with wall and base cabinetry, an integrated oven, an induction hob and space for a fridge/freezer
- Light-filled conservatory that extends the reception space, creating a versatile room with panoramic views of the garden
- Ground floor shower room comprising of a newly fitted three-piece suite
- Three bedrooms offering comfort and privacy
- A private, low maintenance garden featuring a patio area for seating arrangements
- A driveway providing off-road parking and a garage for storage options
- Conveniently located in close proximity to shops, schools, healthcare facilities and transport links



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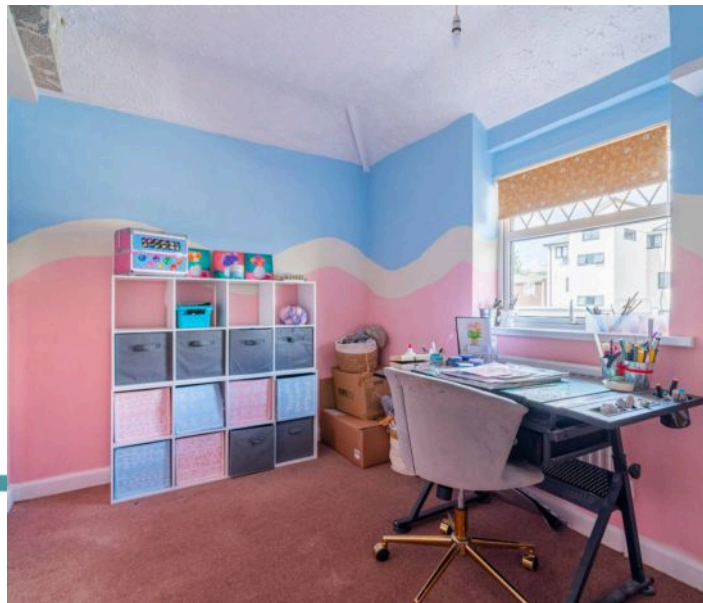
Norwich, Norwich

## Location

Waterloo Park is situated in the heart of Norwich's NR3 area, just over a mile north of the city centre, making it highly accessible by foot, bike, or public transport. The park itself is a beautifully maintained, historic green space featuring formal gardens, tennis courts, a children's play area with a splash pad, and a café housed in an Art Deco pavilion—offering both recreational and community-focused amenities.

Surrounding the park are a variety of local shops and amenities, particularly along Aylsham Road and Angel Road, where you'll find independent cafés, takeaways, convenience stores, and larger supermarkets such as Lidl and Aldi. The area is also well-served by schools, including Angel Road Junior School and Sewell Park Academy, making it a practical choice for families.

Healthcare facilities are easily accessible, with local GP practices nearby and the Norfolk and Norwich University Hospital a short drive away. Public transport links are strong, with regular bus services running along Aylsham Road and nearby Drayton Road, connecting residents directly to the city centre and beyond. In terms of green space, Waterloo Park is complemented by other nearby parks such as Sewell Park and Wensum Park, contributing to the area's leafy, residential appeal. Its proximity to central Norwich—around a 20-minute walk—adds to its desirability, offering a balance of peaceful surroundings and city convenience.



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Step into a bright and inviting entrance hall, setting the tone for the rest of the home's thoughtfully designed interior. At its heart lies an open-plan sitting and dining area, an airy space tailor-made for both relaxing evenings and vibrant gatherings. Whether you're curled up with a book or hosting friends over dinner, this versatile layout adapts to your lifestyle with ease.

Flowing naturally from the main reception area is a light-filled conservatory—an extension of the living space offering panoramic garden views. Bathed in natural light, this room makes an ideal breakfast nook, snug or a home office, seamlessly blending indoor comfort with outdoor charm.

The kitchen is fully fitted with both wall and base cabinetry, providing ample storage for culinary essentials. An integrated oven, sleek induction hob, and space for a fridge/freezer ensure convenience and functionality for everyday cooking and entertaining. Also on the ground floor, a stylish new shower room showcases three-piece suite, perfect for busy mornings or accommodating guests.

Upstairs, you'll find three well-proportioned bedrooms, each offering comfort, privacy, and versatility—ideal for families, guests, or a dedicated home workspace.

The private rear garden is designed with low maintenance in mind, it features a generous patio area ideal for al fresco dining or morning coffee. With fencing providing a sense of seclusion, it's a peaceful escape just moments from the vibrant city. At the front of the residence is a driveway offering off-road parking, along with a detached garage—ideal for secure storage, a workshop, or additional parking.



Ground Floor  
629 sq.ft. (58.4 sq.m.) approx.

1st Floor  
324 sq.ft. (30.1 sq.m.) approx.



Sqft Includes Garage

TOTAL FLOOR AREA : 953 sq.ft. (88.5 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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