



16 Blenheim Crescent, Norwich

Norwich



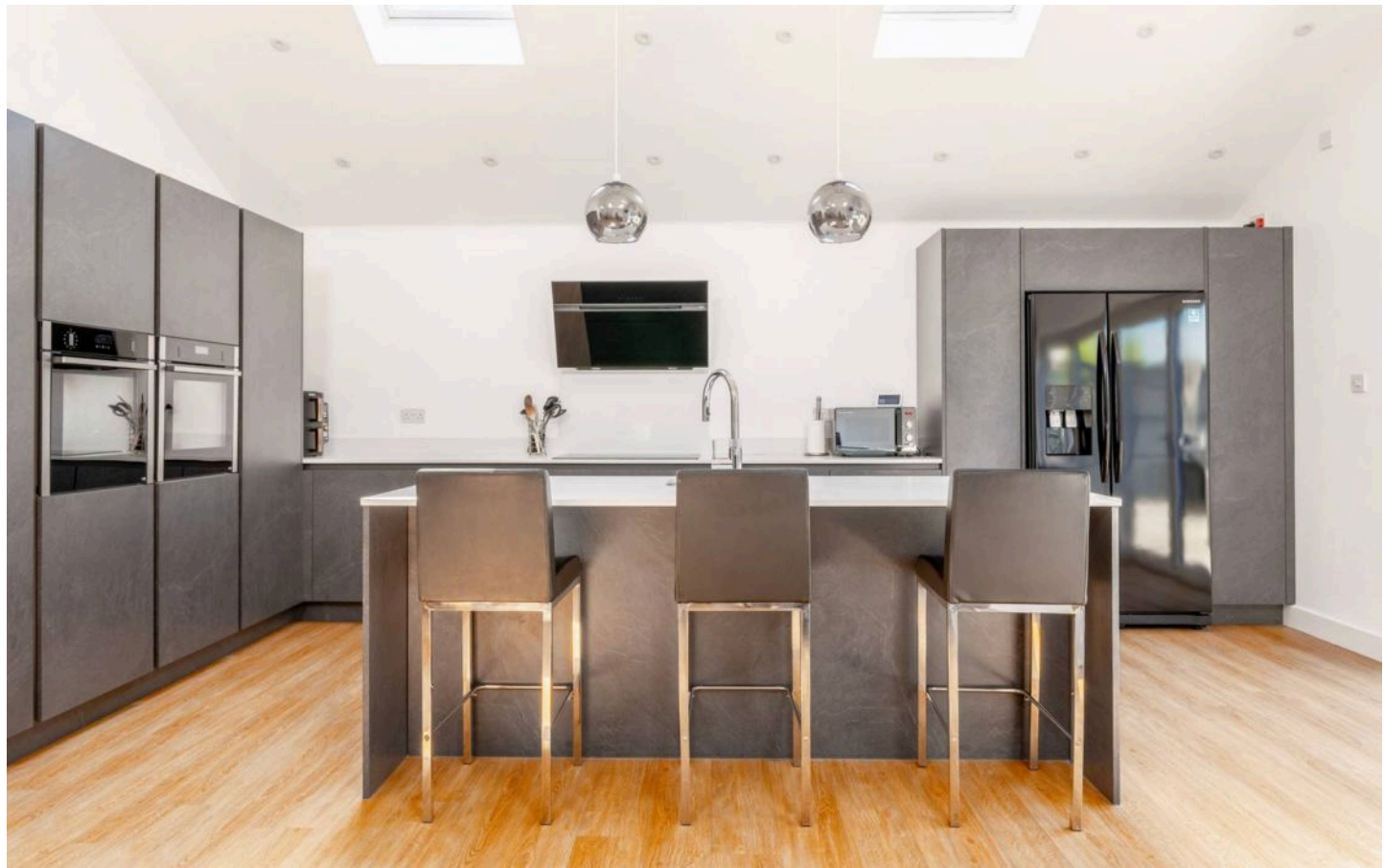
Minors & Brady

16 Blenheim Crescent

Norwich, Norwich

Immaculately presented and extensively renovated, this exceptional home offers over an impressive 2,00 sqft (stms) of accommodation, including substantial outbuildings and superb outdoor entertaining space. Thoughtfully extended and upgraded to a high standard, the property combines stylish, contemporary interiors with practical features such as underfloor heating, electric Velux windows, and a recently re-roofed structure with tested electrical certification. From the spacious open-plan kitchen/diner to the private, non-overlooked garden with a hot tub and large powered workshop, every detail has been considered to create a home that is both luxurious and functional. Located in a friendly residential area with good neighbours, it offers the ideal setting for family life, entertaining, and hobbies.

- Extended to provide generous and versatile living space
- Immaculately presented and fully renovated throughout
- Guide price: £425,000 - £450,000
- Modern open-plan kitchen/dining/living area with underfloor heating
- Electric Velux windows and electric awning
- Dedicated pool table/games room
- Three well-proportioned bedrooms with a smaller forth bedroom
- Private, non-overlooked rear garden with hot tub included
- Workshop in the garden with power and lighting
- Tested electrical certification and recently re-roofed



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Location

Blenheim Crescent is set within a popular residential area to the east of Norwich, offering excellent access to a wide range of local amenities. Nearby you'll find supermarkets, independent shops, cafés, and well-regarded schools, with regular bus services providing easy connections into the city centre. The location is also convenient for access to the Broadland Northway and A47, making it ideal for commuting or exploring the Norfolk Broads and surrounding countryside. Green spaces and leisure facilities are close by, creating a setting that combines everyday convenience with opportunities for relaxation and recreation.

Council Tax band: TBD

Tenure: Freehold

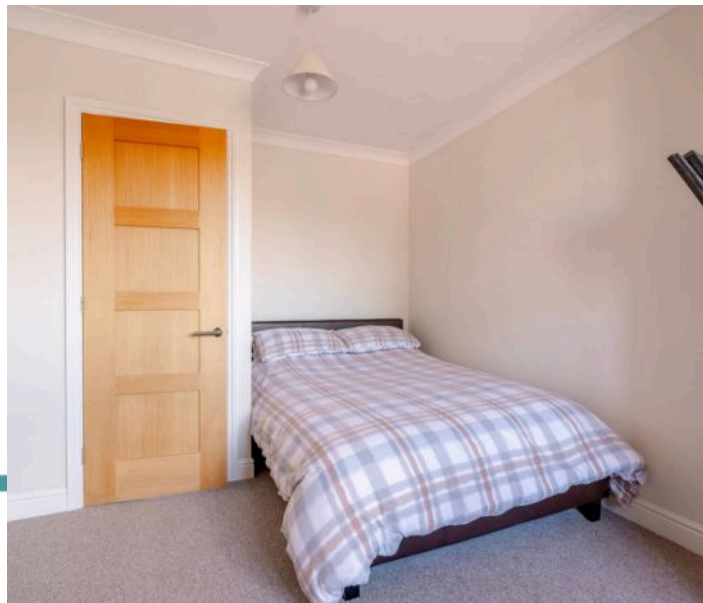


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The ground floor centres around a spectacular kitchen/diner measuring over 25ft in length, complete with a central island, sleek cabinetry, generous worktop space, and high-quality appliances. Bi-folding doors open directly onto the rear garden, seamlessly connecting indoor and outdoor living. This space flows into a comfortable lounge, ideal for relaxing in the evenings or hosting guests, while a separate utility room keeps laundry and household tasks neatly tucked away. A ground floor shower room adds further practicality, and direct access to the garage from inside the property is a welcome convenience.

Upstairs, the first floor offers four well-proportioned bedrooms, including three generous doubles and a single room that could be used as a study, dressing room, or nursery. All are served by a stylish shower room, fitted with modern fixtures and a walk-in shower.



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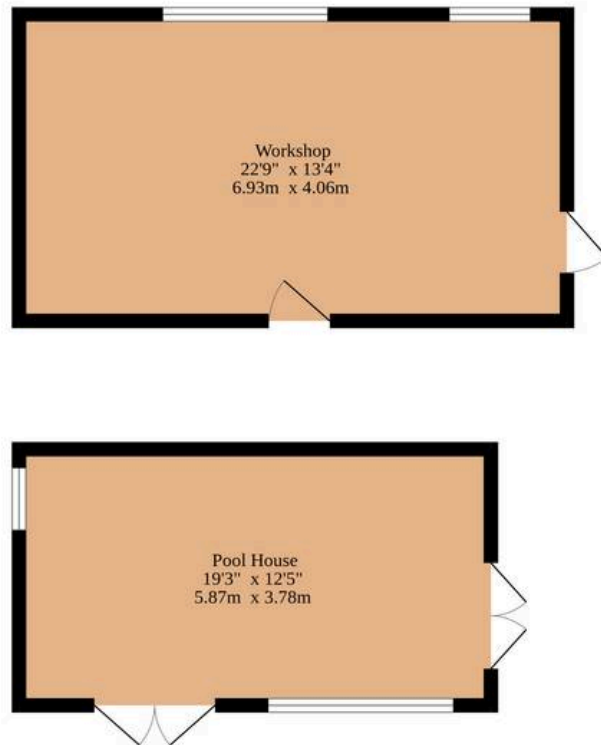
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The outside space is a true highlight. The private rear garden is fully enclosed and not overlooked, providing a peaceful setting for relaxation or entertaining. An electric awning offers shade to the decked seating area, perfect for outdoor dining on warm days, while the hot tub - staying with the property - adds a touch of luxury. The garden also features a substantial workshop with power and lighting, ideal for storage, hobbies, or a home-based business, as well as a separate pool house that creates an additional leisure or entertainment space.

This outstanding home offers an exceptional blend of quality finishes, generous proportions, and versatile areas for work, rest, and play - ready to be enjoyed from the moment you move in



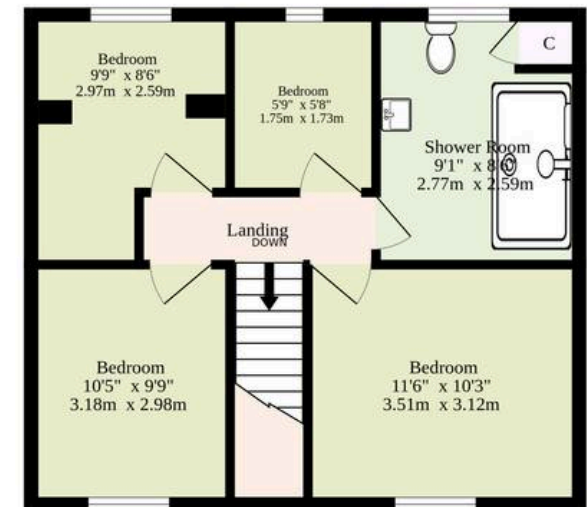
Outbuildings
548 sq.ft. (50.9 sq.m.) approx.



Ground Floor
1136 sq.ft. (105.5 sq.m.) approx.



1st Floor
449 sq.ft. (41.7 sq.m.) approx.



TOTAL FLOOR AREA : 2133 sq.ft. (198.2 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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Dreaming of this home? Let's make it a reality



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Meet *Karol*
Property Valuer



Meet *Claire*
Aftersales Team Leader

Minors & Brady
Your home, our market



wroxham@minorsandbrady.co.uk



01603 784088



6 Church Road, Wroxham, Norwich, NR12 8UG

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