



13 Williamson Close, Norwich
Norwich



Minors & Brady

13 Williamson Close

Norwich, Norwich

Located within a popular residential area to the east of Norwich, this end-of-terrace family home offers generous living space, a large garden and a range of practical features that make it a highly attractive purchase opportunity. The property has been thoughtfully designed to suit modern living, with a spacious lounge featuring a wood burner, a well-fitted kitchen with adjoining utility, and three good-sized bedrooms on the first floor. Solar panels, a sheltered patio, new fencing and a detached garage add further value. At the same time, the home's versatile layout ensures it can meet the needs of growing families or those seeking a home with both comfort and efficiency.



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13 Williamson Close

Norwich, Norwich

- Spacious end-of-terrace family home in a sought-after Norwich location
- Cosy living room featuring a wood burner
- Practical kitchen with access to the garden and adjoining utility space
- Three well-proportioned bedrooms off the first-floor landing
- Generous rear garden with newly installed fencing
- Sheltered patio area ideal for outdoor dining and entertaining
- Modern solar panels providing energy efficiency and additional income
- Detached garage with additional off-road parking
- Perfect for families seeking a home with both comfort and sustainability

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

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Location

Williamson Close is located in the sought-after suburb of Sprowston, a well-connected area to the northeast of Norwich that combines everyday convenience with excellent access into the city centre. Residents benefit from a wide choice of local amenities, including supermarkets, shops, cafés, healthcare services and well-regarded schools, all within easy reach. The area is also home to parks, gyms and leisure facilities, providing plenty of opportunities for recreation and relaxation. Dining options are varied, with popular pubs and restaurants nearby, while those commuting or travelling further afield will appreciate the excellent road links via the Northern Distributor Road and A47, as well as regular bus services into Norwich and surrounding areas.

Williamson Close

The accommodation begins with an entrance hall that leads directly into a bright and spacious lounge, stretching the full depth of the property. This room is centred around a feature fireplace with wood burner, complemented by a front-facing window and French doors opening out to the rear garden, filling the space with natural light. The kitchen is fitted with a modern range of units, work surfaces, and integrated cooking appliances, while an under-stairs cupboard offers useful storage. A side-facing window ensures a light and practical working area.



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Adjoining the kitchen is a utility room, fitted with additional units, plumbing for white goods, and housing the central heating boiler. This room also provides a pantry and direct access to the rear garden, further enhancing day-to-day convenience.

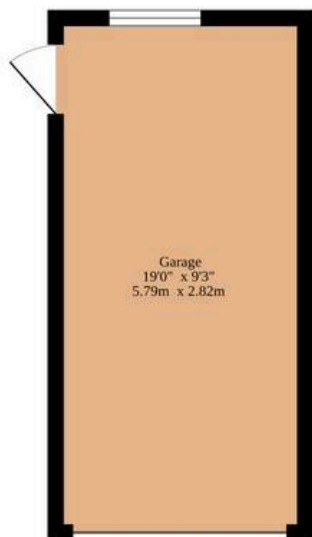
Upstairs, the landing provides access to three well-proportioned bedrooms. The principal bedroom features a built-in cupboard, while bedroom two also includes storage and dual-aspect windows, creating a bright environment. A third bedroom offers flexibility as a child's room, guest bedroom, or home office. The family bathroom is fitted with a walk-in shower and wash hand basin, while a separate WC completes the first-floor layout.

Outside, the property enjoys a sizeable rear garden that has been recently enclosed with new fencing. Predominantly laid to lawn, it also features a sheltered patio, perfect for outdoor dining and entertaining. To the rear, there is a gravel driveway and a detached garage, providing both secure parking and additional storage. The front garden is laid to lawn with a pathway leading to the entrance, alongside gated side access to the rear.

This is a spacious and well-presented family home that combines comfort, sustainability and practicality, all within a sought-after Norwich location.



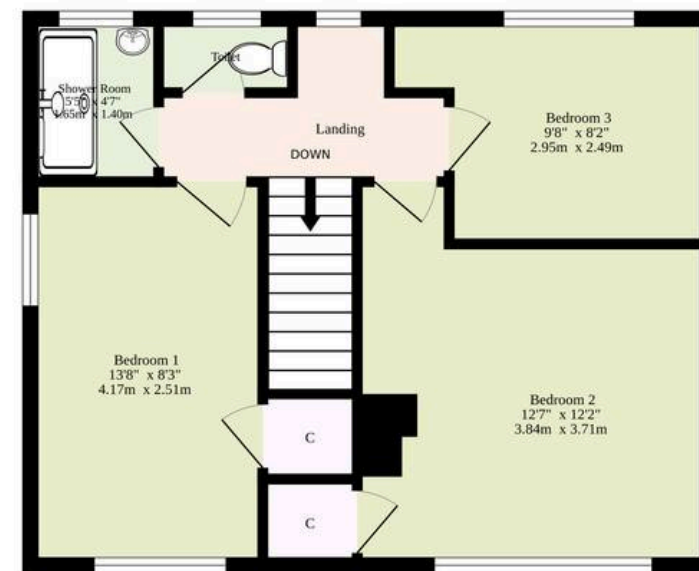
Garage
178 sq.ft. (16.5 sq.m.) approx.



Ground Floor
409 sq.ft. (37.2 sq.m.) approx.



1st Floor
415 sq.ft. (38.6 sq.m.) approx.



TOTAL FLOOR AREA : 993 sq.ft. (92.3 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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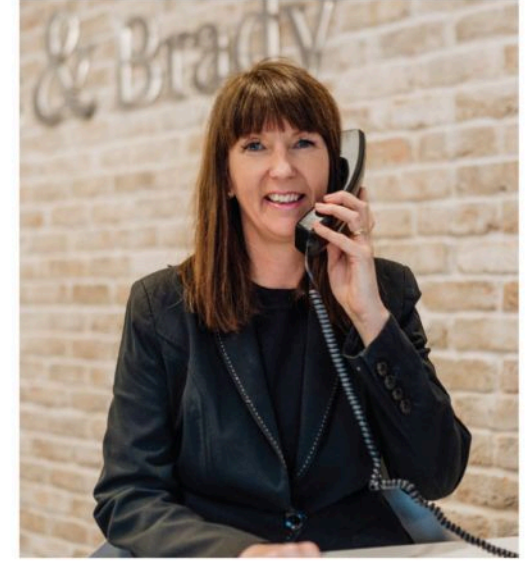
Dreaming of this home? Let's make it a reality



Meet *Abi*
Branch Partner



Meet *Karol*
Property Valuer



Meet *Claire*
Aftersales Team Leader

Minors & Brady
Your home, our market



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