



90 Whistlefish Court, Norwich

Norwich



Minors & Brady

90 Whistlefish Court

Norwich

Move straight in and start enjoying the lifestyle! This chain-free first-floor flat, set within a popular Norwich development just three miles from the city centre, combines modern comfort with effortless convenience. Boasting a light-filled sitting/dining room, a well-equipped kitchen, two double bedrooms (one with built-in wardrobes), and a contemporary bathroom, the home is ready to enjoy from day one. With communal grounds, allocated parking, and excellent access to Norwich city centre, UEA, and Norfolk & Norwich Hospital, this property offers the perfect blend of practical living and relaxed, accessible city life.

- Chain free
- First floor flat positioned on a popular development, within three miles of Norwich city centre
- Turn-key condition, ready for you to move straight into!
- Plenty of built-in storage
- Spacious, light-filled sitting/dining room inviting relaxation and entertaining
- Kitchen fitted with cabinetry, an integrated oven, a fridge/freezer and under-counter areas for appliances
- Two double bedrooms, one with built-in wardrobes
- Modern bathroom comprising of a three-piece suite
- Communal grounds
- Allocated parking available
-

Agents note

Leasehold, with 88 years left on the lease

Maintenance fee: £1,800 p/a

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Location

Whistlefish Court is a modern residential development situated in the western suburbs of Norwich, approximately 2.5 miles from the city centre, providing a perfect balance of suburban tranquillity and city convenience. Local amenities are within easy reach, including convenience stores, small supermarkets, and a variety of independent shops, while larger retail options are just a short drive away. The area is well-served for education, with Henderson Green Primary Academy, Valley Primary Academy, and Ormiston Victory Academy Primary Campus nearby, as well as secondary education options at City Academy Norwich and Ormiston Victory Academy Secondary Campus. For higher education, the University of East Anglia is only a few miles away.

Healthcare facilities are conveniently located, including local GP practices and dental surgeries, with the Norfolk and Norwich University Hospital within easy reach. Excellent transport links make commuting simple, with regular bus services to the city centre, university, and hospital, and Norwich Railway Station approximately 2–3 miles away, offering regional and national train connections. Whistlefish Court combines convenient access to schools, shopping, healthcare, and transport with a peaceful residential setting, making it an ideal location for families, professionals, and students.

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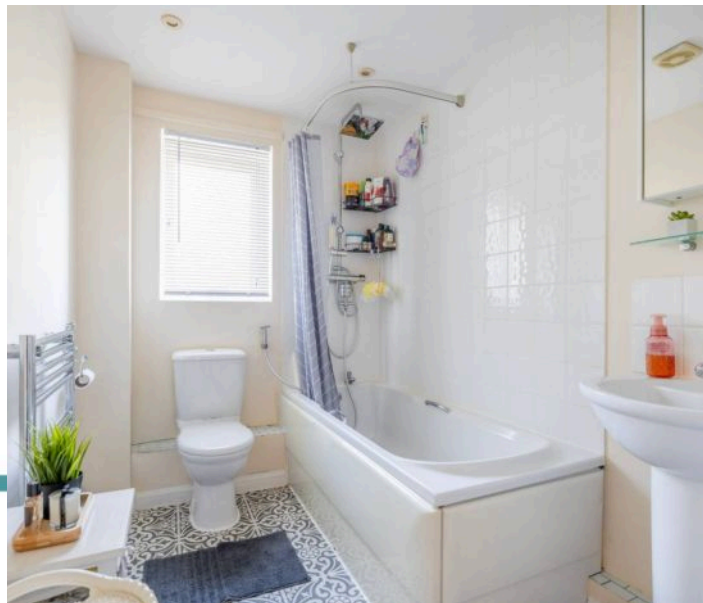
Step into this charming chain-free first-floor flat, perfectly positioned within a sought-after development just three miles from the vibrant heart of Norwich. Offering turn-key condition, this home is ready for you to move straight in and start enjoying a comfortable, convenient lifestyle.

A welcoming entrance hall greets you, complete with ample storage, providing a practical start to your day. The spacious, light-filled sitting and dining room creates an inviting space for both relaxation and entertaining, where natural light enhances the sense of openness and warmth.

The kitchen is thoughtfully fitted with modern cabinetry, featuring an integrated oven, fridge/freezer, and designated under-counter areas for appliances, combining style with functionality for effortless cooking and daily living.

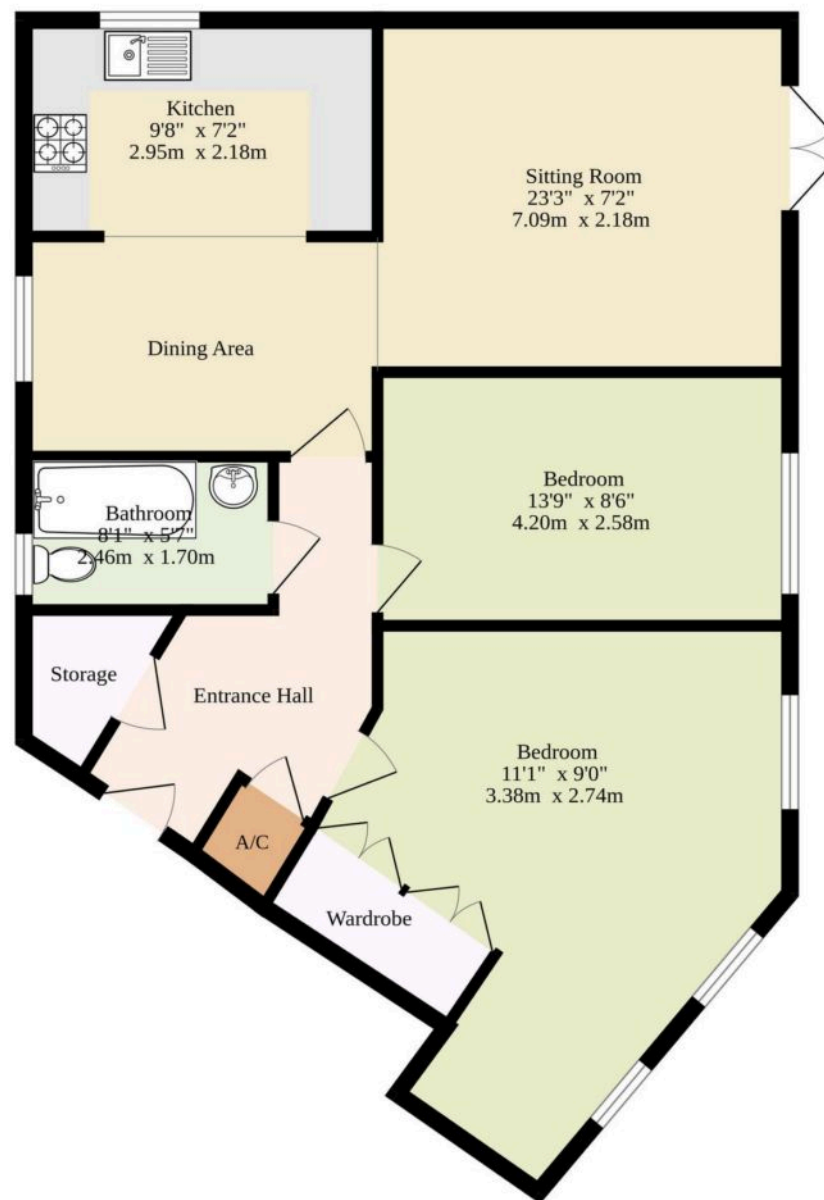
This home offers two generous double bedrooms, with one benefiting from built-in wardrobes, providing both comfort and practical storage solutions. A contemporary bathroom, comprising a three-piece suite, completes the interior with a fresh, modern finish.

Outside, residents enjoy well-maintained communal grounds and the convenience of allocated parking. The flat's location ensures easy access to Norwich city centre, the University of East Anglia, and Norfolk & Norwich Hospital, making it ideal for professionals, students, or those seeking a vibrant yet peaceful setting.



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1098 sq.ft. (102.0 sq.m.) approx.



TOTAL FLOOR AREA : 1098 sq.ft. (102.0 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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Dreaming of this home? Let's make it a reality



Meet *Liam*
Branch Manager



Meet *Rosie*
Senior Sales Progressor



Meet *Tristan*
Senior Property Valuer

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