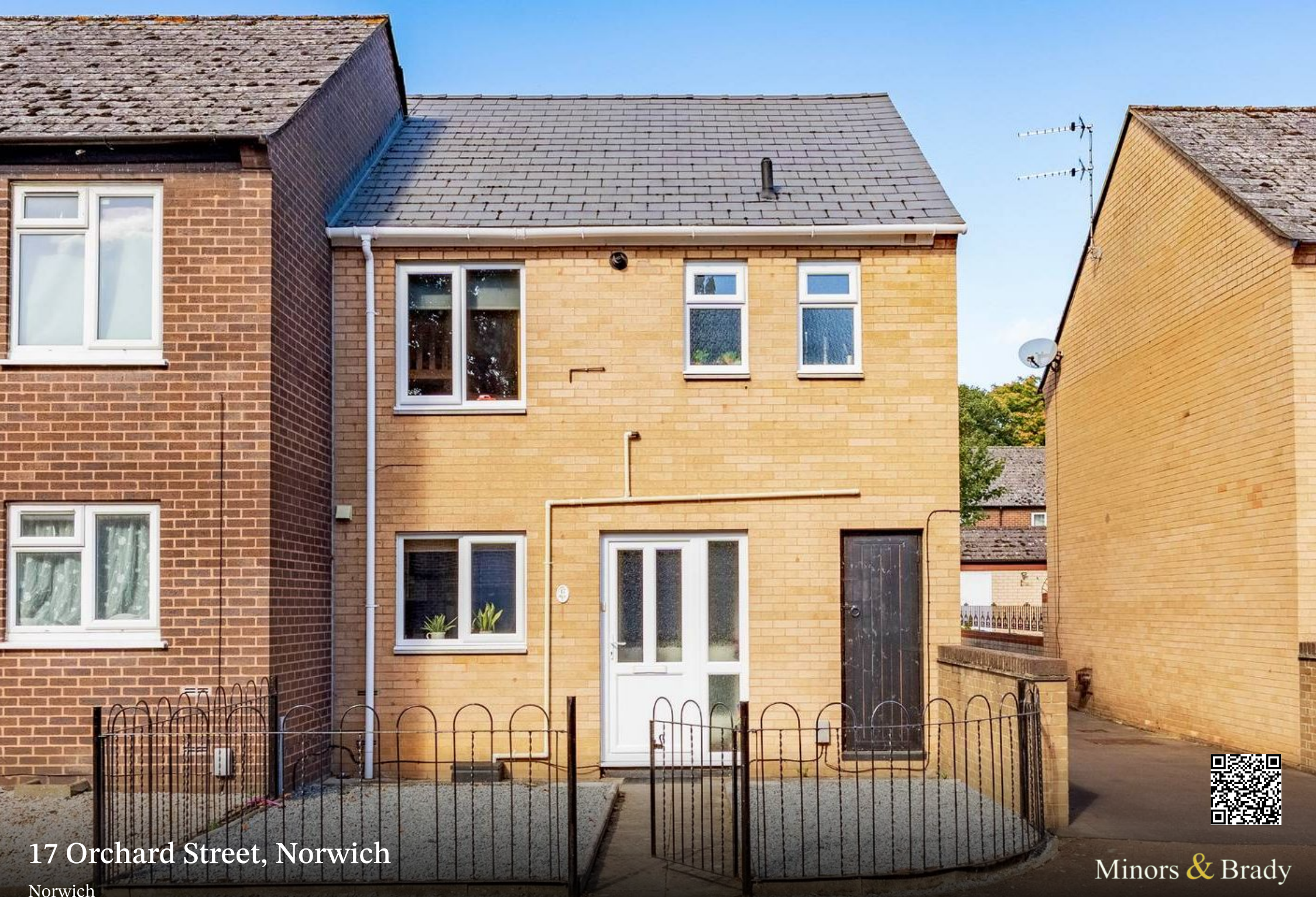




17 Orchard Street, Norwich
Norwich

Minors & Brady

17 Orchard Street

Norwich

Perfectly positioned in desirable Heigham Grove, this property is an ideal first home or a smart investment. A welcoming entrance hall leads to a bright, contemporary kitchen featuring modern cabinetry and a handy breakfast bar. The airy sitting/dining room flows seamlessly to the garden, creating an easy indoor-outdoor lifestyle. Upstairs, three comfortable bedrooms share a stylish shower room, while a private rear parking space adds everyday ease. Don't miss the chance to acquire this home and make it your own!

- End-of-terrace residence located within Heigham Grove in the beautiful city of Norwich
- Moments away from the city centre offering a wide range of amenities
- Perfect choice for first time buyers or investors!
- Well-presented throughout, ready for you to move straight into
- Kitchen equipped with modern cabinetry, an integrated oven, a gas hob, a breakfast bar unit, space for a fridge/freezer and washing appliances
- Sitting/dining room inviting relaxation and entertaining, with French doors that open out to the garden
- Three bedrooms and a modern shower room
- A low-maintenance garden featuring a patio for seating arrangements, a shingled area and a timber storage shed
- Off-road parking at the rear



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17 Orchard Street

Norwich

Location

Orchard Street lies within Heigham Grove conservation area, about one mile west of Norwich city centre—an easy 15 to 20-minute walk or short cycle. The street is surrounded by late-Victorian terraces and enjoys a quiet, residential feel while remaining close to everyday amenities. Nearby Earlham Road and the popular Golden Triangle provide convenience stores, cafés, pubs, and small independent shops, with larger supermarkets and the city's main retail district only minutes away. Well-regarded schools such as Bignold Primary, Avenue Junior, and Notre Dame High are within easy reach, and healthcare is served by local GP practices like St Stephen's Gate Medical Centre, with the Norfolk and Norwich University Hospital about a 15-minute drive. Excellent transport links include frequent bus services along Earlham and Unthank Roads and straightforward access to the inner ring road, while Norwich railway station is roughly 2 km away for regional and London connections.



M&B

17 Orchard Street

Norwich

Tucked away in the sought-after Heigham Grove area of Norwich, this charming end-of-terrace home blends convenience with a relaxed, contemporary lifestyle. Just moments from the vibrant city centre, you'll have an array of cafés, shops, and cultural attractions within easy reach, while still enjoying the peace of a residential setting, ideal for first-time buyers or savvy investors.

Step through the porch into a welcoming entrance hall, thoughtfully designed with built-in storage to keep everyday life organised. The kitchen is a bright and practical space, fitted with modern cabinetry and an integrated oven with gas hob. A stylish breakfast bar invites casual meals and conversation, while ample space is provided for a fridge/freezer and washing appliances.

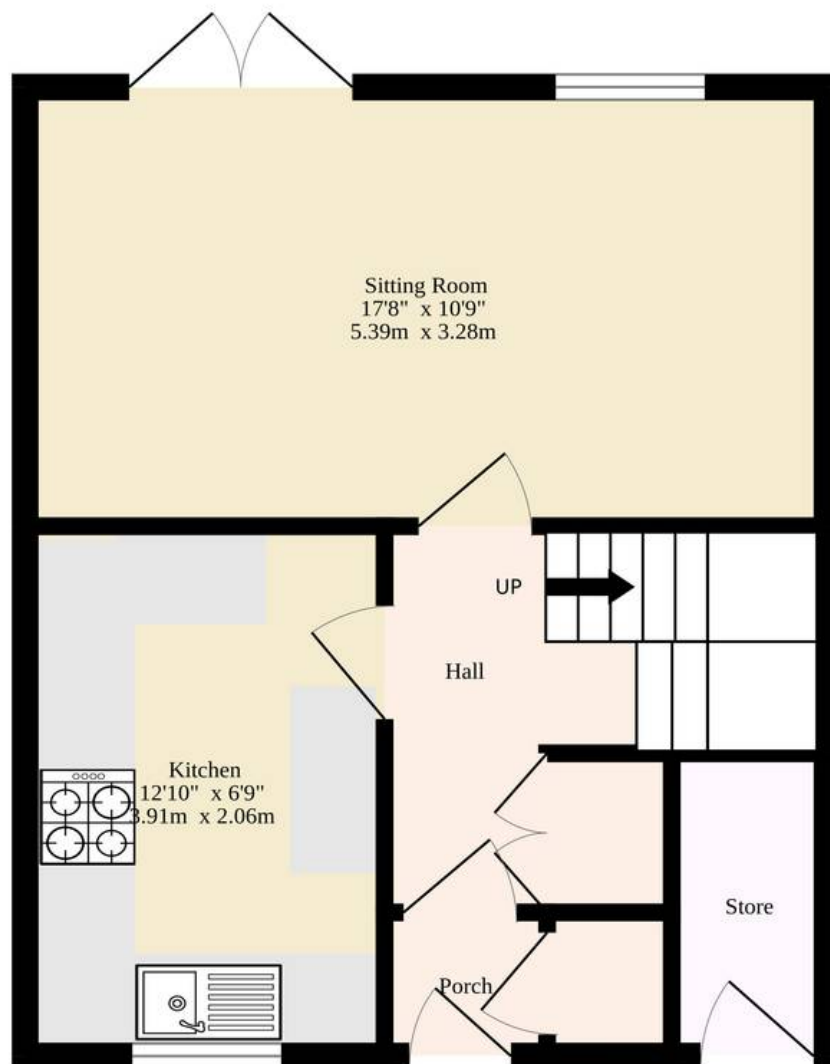
The sitting and dining room forms the heart of the home, offering a comfortable spot for both relaxation and entertaining. French doors frame views of the garden and open out to a private, low-maintenance outdoor retreat. Here, a paved patio offers plenty of room for seating or summer dining, complemented by a shingled area and a handy timber storage shed.

Upstairs, three well-proportioned bedrooms provide flexibility for family, guests, or a home office, all served by a modern shower room. Accessed via the front of the residence is a practical store, creating additional storage space. To the rear, off-road parking adds everyday practicality, a valuable asset so close to the city.

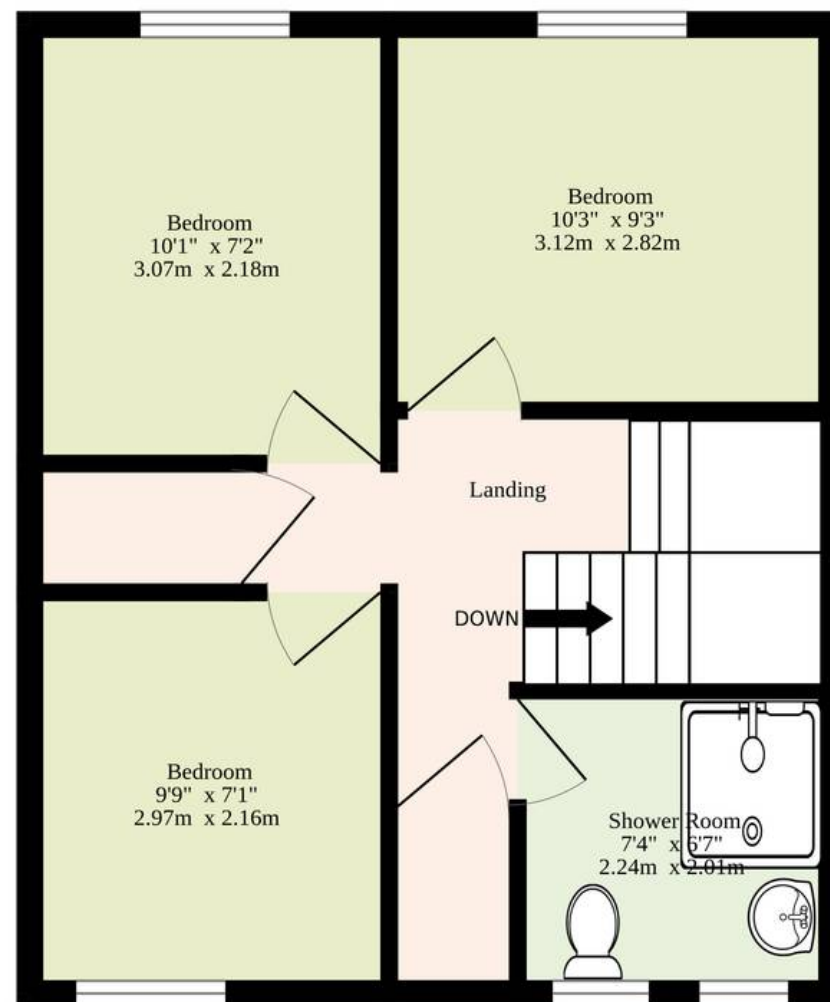
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Ground Floor
402 sq.ft. (37.3 sq.m.) approx.



1st Floor
437 sq.ft. (40.6 sq.m.) approx.



TOTAL FLOOR AREA : 839 sq.ft. (77.9 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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Meet *Rosie*
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Meet *Tristan*
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