



18 Primrose Crescent, Norwich

Norwich



Minors & Brady



# 18 Primrose Crescent

Norwich, Norwich

In a popular suburb known for its welcoming community of families, this semi-detached home offers space, style and practicality in equal measure. The entrance hall has been cleverly designed as a utility space with fitted units, plumbing and a sink, leading into a bright open-plan interior where a modern fitted kitchen with integrated appliances includes a dining area and continues into the lounge, anchored by a feature fireplace and French doors to the garden. Upstairs are three well-sized bedrooms, including a particularly spacious master with built-in storage, alongside a smartly finished family bathroom. The south-facing garden is both private and versatile, offering a lawn, patio, barbecue areas and a useful shed, while the front of the property provides parking for two cars. With 1GB internet available, excellent schools, shops and leisure facilities close by, and easy access into Norwich via bus routes, the A47 and Broadland Northway, this home is ready to meet the needs of modern family life.

## Location

Primrose Crescent is set within Thorpe St Andrew, a highly sought-after suburb to the east of Norwich known for its riverside walks, historic charm, and excellent amenities. The area offers a wide range of shops, supermarkets, pubs, and restaurants, as well as schools and leisure facilities. With regular bus services and easy access to the A47 and Broadland Northway, it provides convenient links into Norwich city centre and the surrounding Norfolk countryside, making it a desirable location for both families and professionals. Thorpe St Andrew also benefits from nearby healthcare facilities and sports centres, ensuring day-to-day needs are easily met. The close proximity to Norwich Railway Station makes it ideal for commuters. Outdoor enthusiasts will appreciate the access to nature reserves and the Norfolk Broads just a short distance away.







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## Primrose Crescent, Thorpe St Andrew

Step inside through the entrance hall, which doubles as a practical utility space fitted with units, worktop surfaces, a sink and drainer, and plumbing for appliances. The wood-effect flooring sets a neat and functional tone, combining storage with everyday convenience.

From here, move into the heart of the home, a well-lit open-plan living area that unites the kitchen, dining, and lounge in one flowing space. The kitchen is designed with modern white cabinetry, wood-effect worktops, a tiled splashback, a built-in oven, and an extractor. A wide window brings in natural light, while the generous dining area sits perfectly between the kitchen and lounge, making it ideal for both everyday meals and entertaining guests. The lounge itself feels bright and inviting, with French doors opening directly onto the garden. A teal feature wall frames the fireplace, where a wood-burning stove with rustic timber mantel creates a striking focal point. Throughout this space, light-toned wood-effect flooring enhances the clean, contemporary finish.

Completing the ground floor is the family bathroom, styled in neutral tones with a fresh, modern look. It includes a white three-piece suite with a bath, overhead shower and glass screen, pedestal wash basin, and WC. Glossy grey metro tiles line the walls in a smart brick pattern, while a frosted window allows natural light without compromising privacy.

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Upstairs, you will find three well-sized bedrooms, including a particularly generous master bedroom complete with built-in storage. Each bedroom enjoys natural light and is finished with carpeted flooring, providing a comfortable and homely feel.

Outside, the south-facing rear garden offers a private and versatile space. A level lawn is bordered by a mature hedgerow and fencing, while a paved patio extends from the house to create a perfect spot for outdoor dining and barbecues. A further raised section provides additional space for seating or planting, and a useful garden shed is also included. The garden's layout makes it easy to enjoy all year round. At the front, a private driveway provides parking for approximately two cars. The property also benefits from double glazing and a high-speed 1GB internet connection, making it well-suited for modern family life and working from home.

## Agents notes

We understand that the property will be sold freehold, connected to all main services.

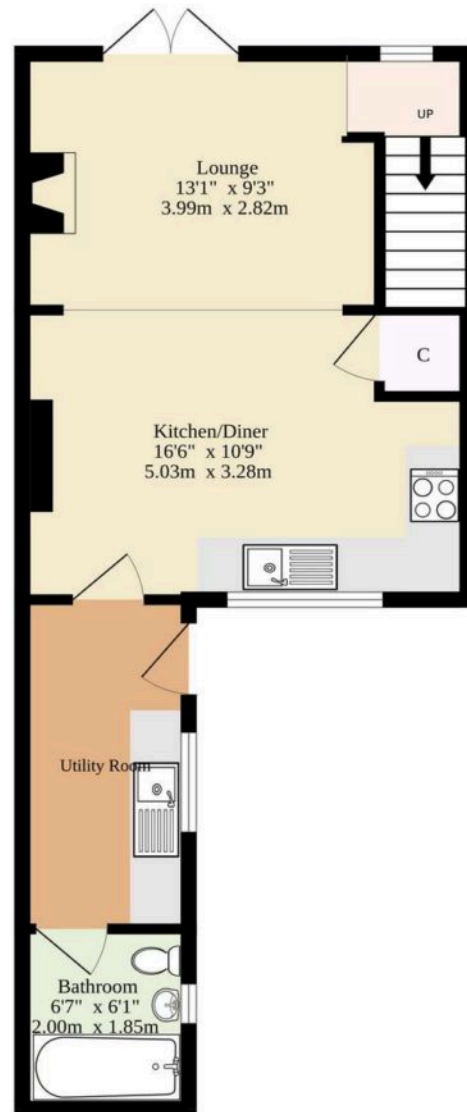
Heating System- Gas Central Heating

Council Tax Band- D

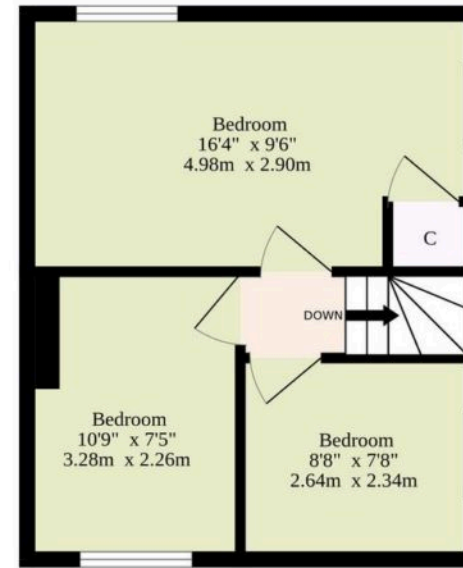




Ground Floor  
411 sq.ft. (38.2 sq.m.) approx.



1st Floor  
334 sq.ft. (31.0 sq.m.) approx.



TOTAL FLOOR AREA : 745 sq.ft. (69.2 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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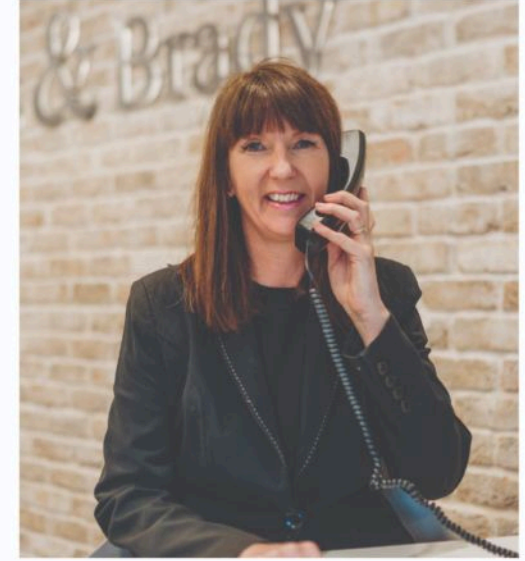
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