



262 Sale Road, Norwich

Norwich



Minors & Brady

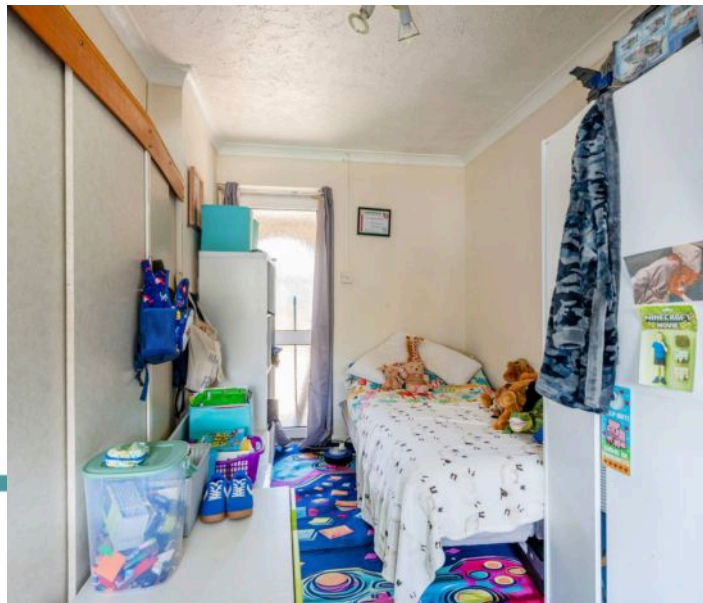


# 262 Sale Road

## Norwich

Overlooking the adjacent green, this beautifully presented mid-terrace house is perfectly positioned in a quiet Heartsease cul-de-sac. The home offers three generous double bedrooms, a newly fitted neutral kitchen, and a bright, double-aspect lounge ideal for modern family living. The versatile kitchen flows into a flexible dining area or additional reception room, while French doors from the lounge open onto a low-maintenance, paved rear garden with a useful storage shed. Upstairs, each bedroom features integrated wardrobes, complemented by a family bathroom and separate WC. Additional benefits include double glazing throughout, a child-safe setting, and practical, adaptable living spaces. Ready to move into, this home combines convenience, comfort, and a peaceful location close to local amenities, schools, and excellent transport links.

- Overlooks the adjacent green in a quiet cul-de-sac location
- Three generously sized double bedrooms with integrated wardrobes
- Newly fitted kitchen with under-counter appliance spaces
- Versatile dining area or additional reception room
- Bright, double-aspect lounge with central brick fireplace
- Low-maintenance, paved rear garden with storage shed
- Family bathroom with fitted bath and handheld shower, plus separate WC
- Double glazing throughout for added comfort
- Child-safe setting with no frontage onto the main street
- Convenient access to local amenities, schools, retail parks, and major transport routes (NDR, A47, city centre, train station)







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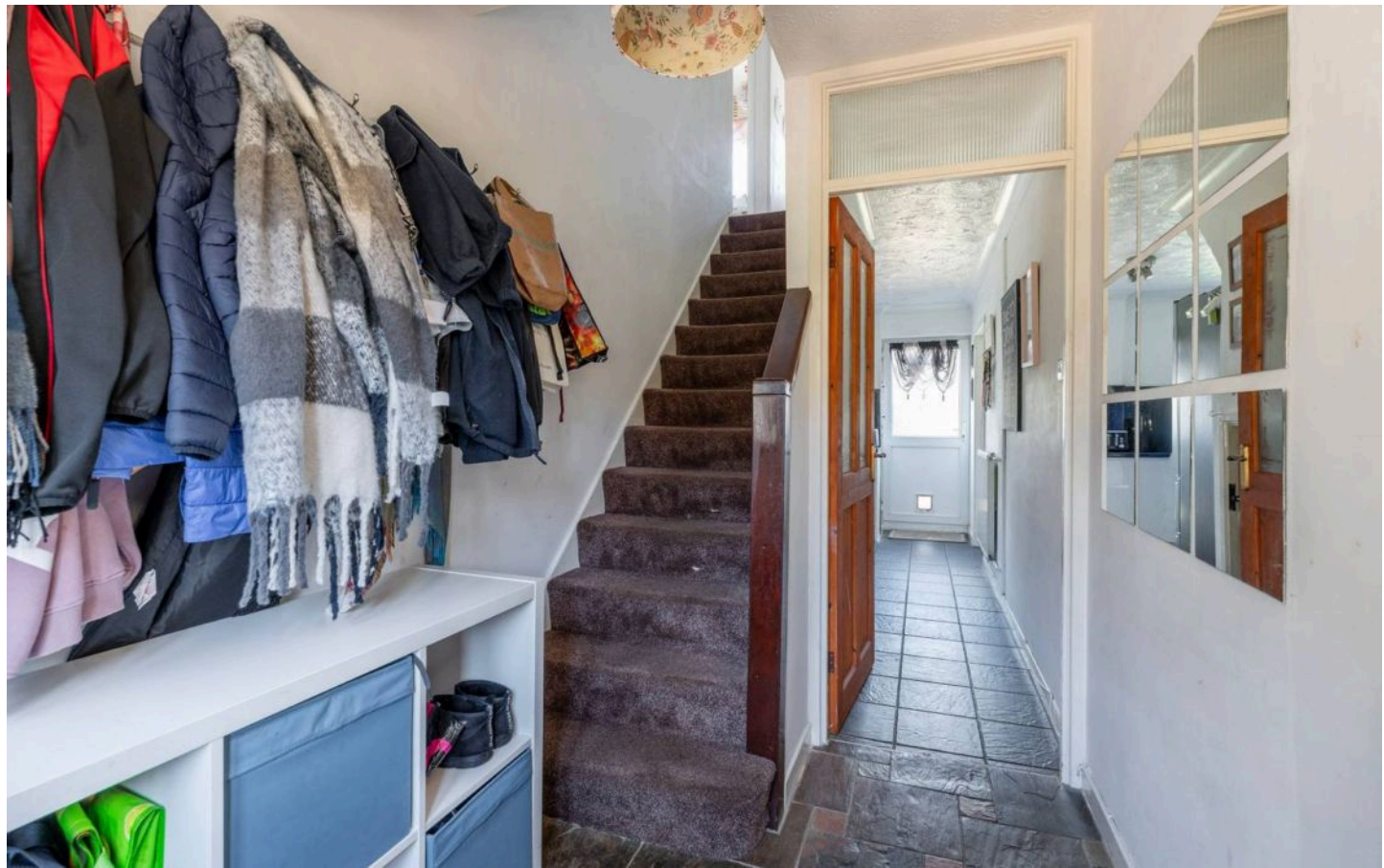
## The Location

Situated in a quiet cul-de-sac in the sought-after Heartsease area, this property enjoys a prime location that perfectly balances convenience and lifestyle. Residents can enjoy leisurely walks along the scenic River Wensum, explore nearby green spaces, or head into the city for a vibrant mix of riverside entertainment, restaurants, and shopping.

For everyday convenience, a variety of local amenities are close by. The Retail Park nearby offers popular stores including Costa Coffee, Dunelm, and other high-street essentials, while additional shopping options can be found in Thorpe St Andrew, home to Sainsbury's, or Sprowston, providing a broader range of shops, services, and eateries.

Families will benefit from access to excellent local schools catering to all ages. Commuters will appreciate easy access to the NDR and A47, ensuring seamless travel across Norwich and beyond. Additionally, Norwich city centre and the train station are within easy reach, offering further connectivity.

This well-connected and highly desirable location combines quiet living in a quiet cul-de-sac with convenient access to shopping, schooling, and leisure, making it ideal for families, professionals, or those seeking the best of city living.



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## 262 Sale Road

Norwich

### Sale Road, Heartsease

A beautifully presented and spacious mid-terrace house, perfectly positioned in a quiet cul-de-sac with views over the green. This attractive home is ideal for modern family living, offering three generous double bedrooms, a newly fitted neutral kitchen, a versatile dining area, and a bright, double-aspect lounge.

The property opens into a welcoming entrance hall, leading to the impressive kitchen, which flows seamlessly into a flexible dining space or additional reception room. The kitchen is newly installed, neutrally decorated, and includes a comprehensive range of base and wall units, a stylish sink and drainer, and spaces for under-counter appliances—ready for you to move straight in.

French doors from the lounge provide direct access to the enclosed rear garden, which is paved for low-maintenance living and includes a good-sized storage shed. A central brick fireplace adds warmth and character to the lounge, making it a cosy space for relaxing or entertaining.

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Upstairs, the property comprises three well-proportioned double bedrooms, each with integrated wardrobes, a family bathroom with a fitted bath and handheld shower, and a separate WC. The layout is practical and adaptable, perfect for family life.

Additional benefits include double glazing throughout, a child-safe setting with no frontage onto the main street, and a low-maintenance garden—making this home both convenient and secure for family living.

### Agents Note

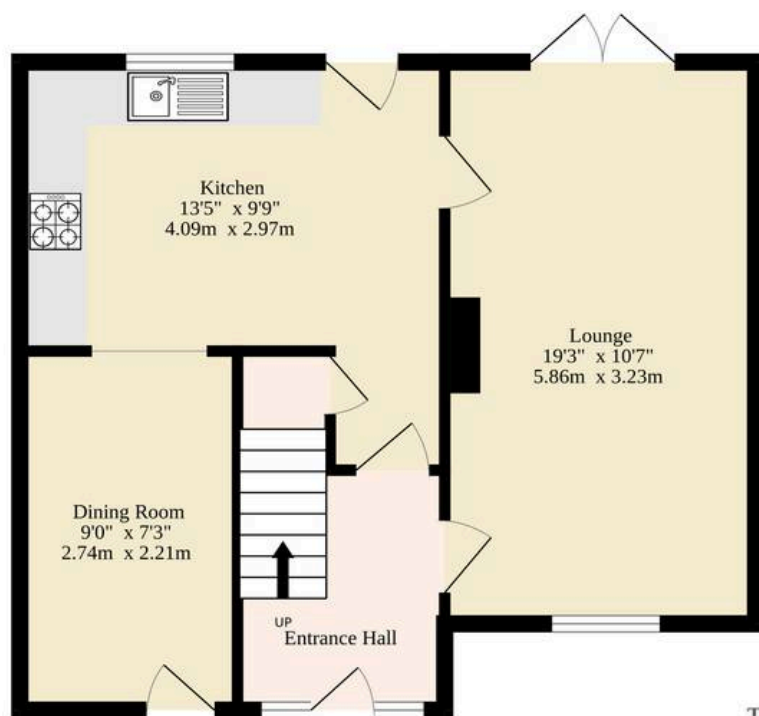
Sold Freehold

Connected to all mains services.

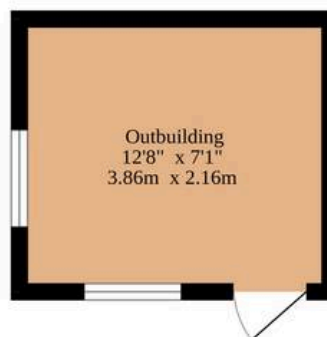
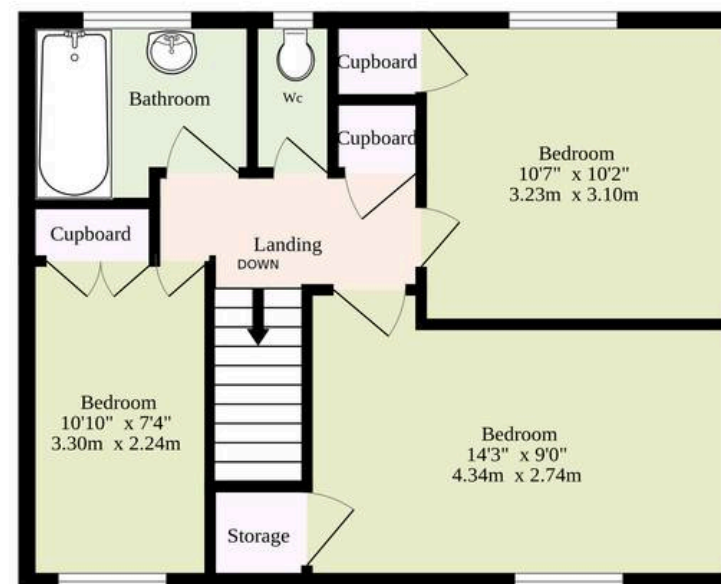


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**Ground Floor**  
550 sq.ft. (51.1 sq.m.) approx.



**1st Floor**  
418 sq.ft. (38.8 sq.m.) approx.



**TOTAL FLOOR AREA : 968 sq.ft. (89.9 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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