



23 John Stephenson Court, Norwich
Norwich



Minors & Brady

23 John Stephenson Court

This first-floor apartment is set in the highly sought-after NR3 area, offering an ideal base for those working in or around Norwich city centre. The home enjoys a bright and airy feel throughout, thanks to its dual-aspect windows and a charming bay in the living area. A practical hallway with built-in storage leads to all rooms, combining convenience with thoughtful design. The open-plan lounge and dining space flows naturally into the contemporary kitchen, creating a welcoming environment for both relaxing and entertaining. The kitchen itself is fitted with units and space for essential appliances, making it functional. Two well-sized bedrooms provide comfortable accommodation, with the main bedroom benefitting from additional storage. The bathroom stands out for its generous proportions, featuring a bath with shower and plenty of natural light. Outside, residents enjoy an allocated parking space and beautifully maintained communal grounds, adding to the property's appeal.

- First-floor apartment in the highly sought-after NR3 area of Norwich
- Bright, dual-aspect living/dining area with a charming bay window
- Open-plan lounge and modern kitchen with integrated oven and hob
- Two well-proportioned bedrooms, main with built-in storage
- Generously sized bathroom with bath, shower, natural light, and heating
- Practical hallway with built-in storage cupboard

- **Agents Note**

Sold Leasehold

58 Years remain on the lease.

Maintenance: 1,400 paid annually

Ground Rent: £100 paid annually



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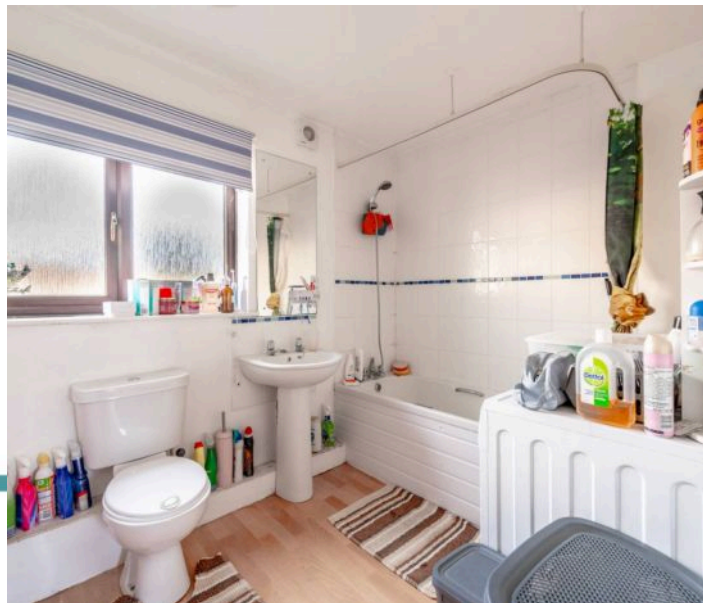
23 John Stephenson Court

The Location

John Stephenson Court enjoys a well-placed setting in the Sewell area of Norwich, just off Sprowston Road, providing straightforward access into the city centre as well as a broad selection of everyday amenities. The neighbourhood is served by reputable local schools, including Sewell Park Academy and George White Junior School, both comfortably within walking distance, making the location practical for households of all ages.

Residents are also close to the popular Waterloo Park, a well-loved green space featuring a café, tennis courts and landscaped gardens, a welcoming spot for morning walks, weekend relaxation or meeting with friends. Regular bus routes operate along both Sprowston Road and Wroxham Road, offering frequent links into the city, while drivers benefit from easy access to the inner ring road, allowing most central destinations to be reached in under ten minutes.

The area also provides a variety of nearby conveniences, from supermarkets and medical centres to smaller independent shops and services, creating a well-connected, community-focused environment that continues to appeal to those seeking both practicality and a strong sense of locality.



John Stephenson Court, Norwich

This first-floor apartment in the ever-popular NR3 area is ideally positioned for anyone working in or around Norwich city centre and represents an excellent opportunity for first-time buyers and investors alike.

You enter through a lobby into a generous hallway, which provides access to all rooms along with a useful built-in storage cupboard. The main living and dining space is impressively bright, benefiting from dual-aspect glazing, including a bay window that draws in plenty of natural light.

Soft carpeting and the open connection to the kitchen create a welcoming, practical layout for everyday living.

The kitchen offers a modern selection of wall and base units with work surfaces above, complemented by laminate flooring. It includes a sink and drainer, integrated oven and hob and dedicated spaces for both a washing machine and a fridge-freezer, with natural light coming from the front-facing window.

The apartment provides two well-proportioned bedrooms. The primary bedroom sits to the rear of the property and includes its own built-in storage, while the second bedroom also enjoys a rear outlook.

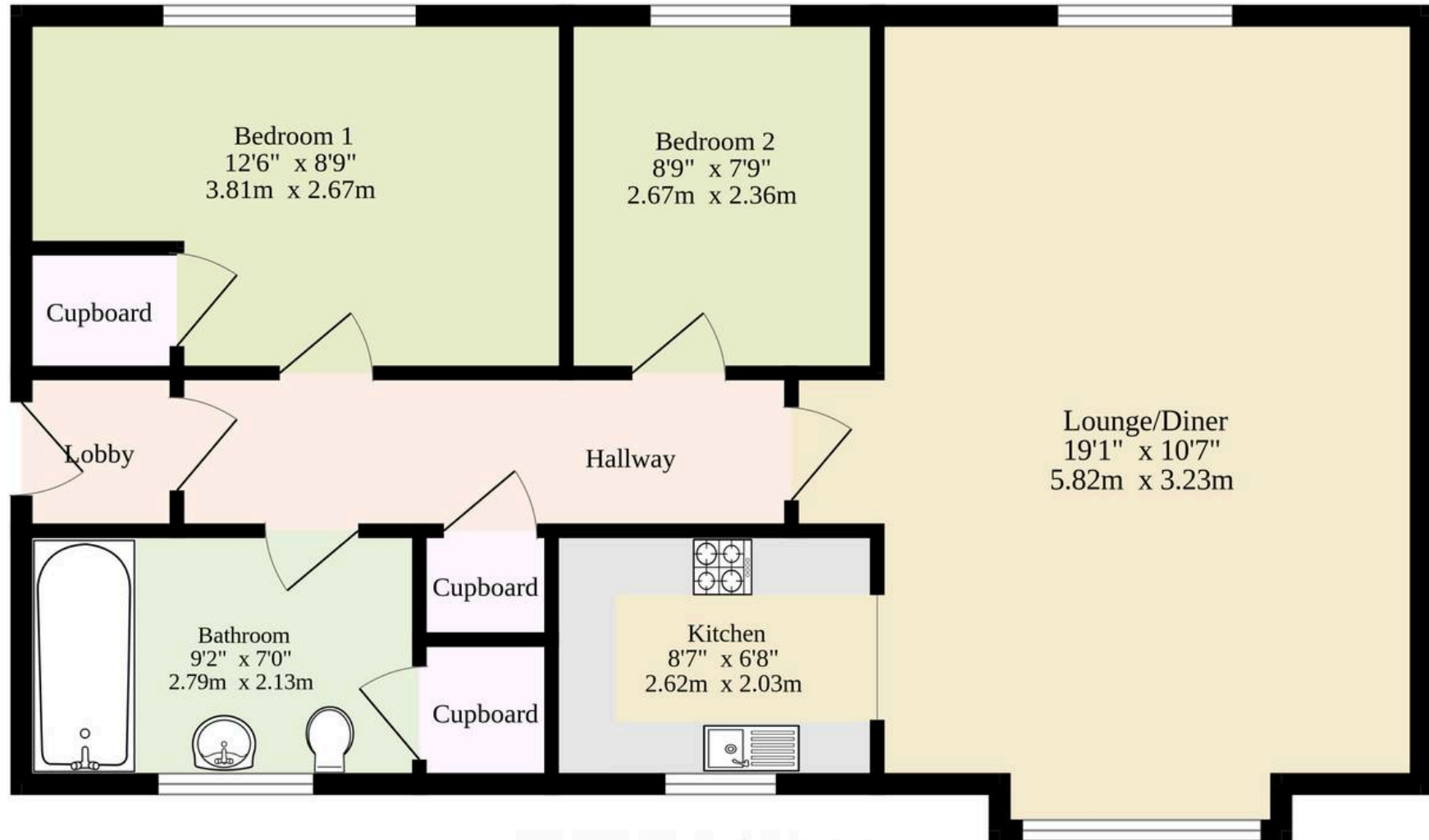
The bathroom is notably larger than those typically found in similar apartments, featuring a bath with shower above, WC and wash basin, along with natural lighting and heating.

Externally, residents benefit from a communal parking area with an allocated space and well-maintained shared grounds.



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575 sq.ft. (53.4 sq.m.) approx.



TOTAL FLOOR AREA : 575 sq.ft. (53.4 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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Minors & Brady

Your home, our market

 norwich@minorsandbrady.co.uk

 01603 365085

 107 Unthank Road, Norwich, NR2 2PE

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