



11 Janet Smith Close, Norwich

Norwich



Minors & Brady

Situated in the highly regarded and much-loved area of Thorpe St Andrew, this modern three-bedroom semi-detached home offers contemporary living in a truly convenient location. The property features a bright entrance hall with a handy ground-floor WC. A spacious living room to the front provides an inviting setting with plenty of natural light. The stylish open-plan kitchen/diner includes high-gloss units, integrated appliances and French doors leading to the rear garden. Upstairs offers three well-presented bedrooms, including a generous primary bedroom with its own en-suite. A modern family bathroom serves the remaining bedrooms. Outside, the home benefits from low-maintenance front parking for two vehicles. The rear garden is neatly designed with patio space, artificial lawn and a raised deck with a useful enclosed gazebo.

- Highly sought-after Thorpe St Andrew location within easy reach of local amenities and schools
- Modern semi-detached home offering a stylish and well-presented interior throughout
- Bright and spacious living room with a large front-facing window
- Contemporary kitchen/diner with high-gloss units and integrated appliances
- French doors opening directly onto the rear garden for effortless indoor-outdoor living
- Generous primary bedroom complete with private en-suite shower room
- Two additional well-proportioned bedrooms ideal for family, guests or home working
- Modern family bathroom finished with coordinated splashback surrounds
- Off-road parking for two vehicles with low-maintenance frontage
- Enclosed rear garden featuring patio, artificial lawn and raised deck with covered storage area

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The Location

Thorpe St Andrew is a highly sought-after area located just a few minutes east of Norwich. Perfect for those who enjoy a relaxed lifestyle without sacrificing access to amenities, the area is known for its scenic walks along the River Yare, where you can take in the water views or simply stroll down to feed the ducks at the local riverbank.

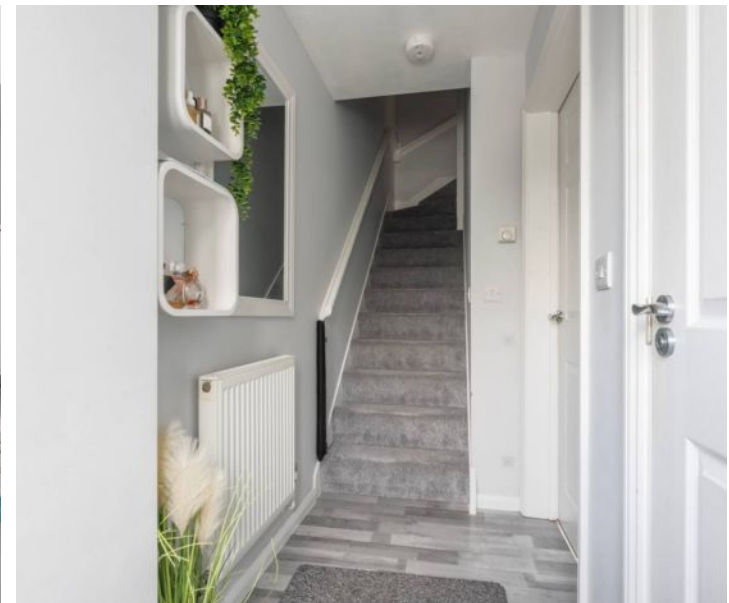
The property is well positioned for everyday convenience, with a range of local shops cafés nearby. A favourite among locals, The River Green Pantry offers delicious sweet treats, light lunches and freshly made food for dine-in or takeaway. For larger shops, Sainsbury's is easily accessible, making weekly food shopping straightforward.

Commuters and travellers will appreciate the excellent transport links, with easy access to the A47, providing direct routes to Great Yarmouth, the Norfolk Broads, and beyond. Norwich city centre and Riverside Retail Park are just a short drive away, offering an array of high street shops, restaurants, supermarkets, gyms and leisure facilities, including a cinema and bowling.

The Norwich train station is also just a short drive, providing direct rail links to London Liverpool Street, Cambridge, and other key destinations.

Families are particularly drawn to Thorpe St Andrew for its strong selection of well-regarded schools, both primary and secondary. The area also offers a welcoming community feel, with plenty of green spaces, parks, and play areas nearby.

For those who enjoy eating out, there are several pubs and restaurants within a short distance. The Rushcutters Arms, a popular riverside pub, offers classic British dishes and locally sourced food in a beautiful waterside setting, perfect for evening drinks.



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11 Janet Smith Close

Janet Smith Close, Thorpe St Andrew

A modern three-bedroom semi-detached home in the ever-popular Thorpe St Andrew, offering stylish interiors, private parking, and low-maintenance gardens. Early viewing is strongly recommended for those seeking a contemporary, move-in-ready property close to excellent local amenities and schools.

Upon entering through the front door, you step into a welcoming entrance hall that sets the tone for the rest of the property. A useful ground-floor WC sits just off the hall—ideal for guests.

The living room is a generously proportioned space, featuring a wide front window that invites an abundance of natural light. There is ample room for a range of soft furnishings, making it an inviting area for relaxing or entertaining.

At the heart of the home is the open-plan kitchen/diner, fitted with sleek, high-gloss grey cabinetry and equipped with an inset hob, electric oven, integrated fridge, dishwasher, and washing machine. There is plenty of room for a family dining table, positioned conveniently near the French doors that open onto the rear garden. A substantial under-stairs cupboard provides valuable concealed storage. The outlook to the garden makes this a bright and sociable space for cooking and dining.



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Upstairs, the landing includes an airing cupboard housing the gas boiler and provides access to the three bedrooms.

The primary bedroom is a generous double overlooking the front of the property, complete with its own en-suite shower room, fitted with a shower enclosure, WC, wash basin, splashback tiling, and a heated towel rail.

The second bedroom is a comfortable small double with views over the rear garden, while the third bedroom is a well-proportioned single—ideal for a child, home office, or guest room.

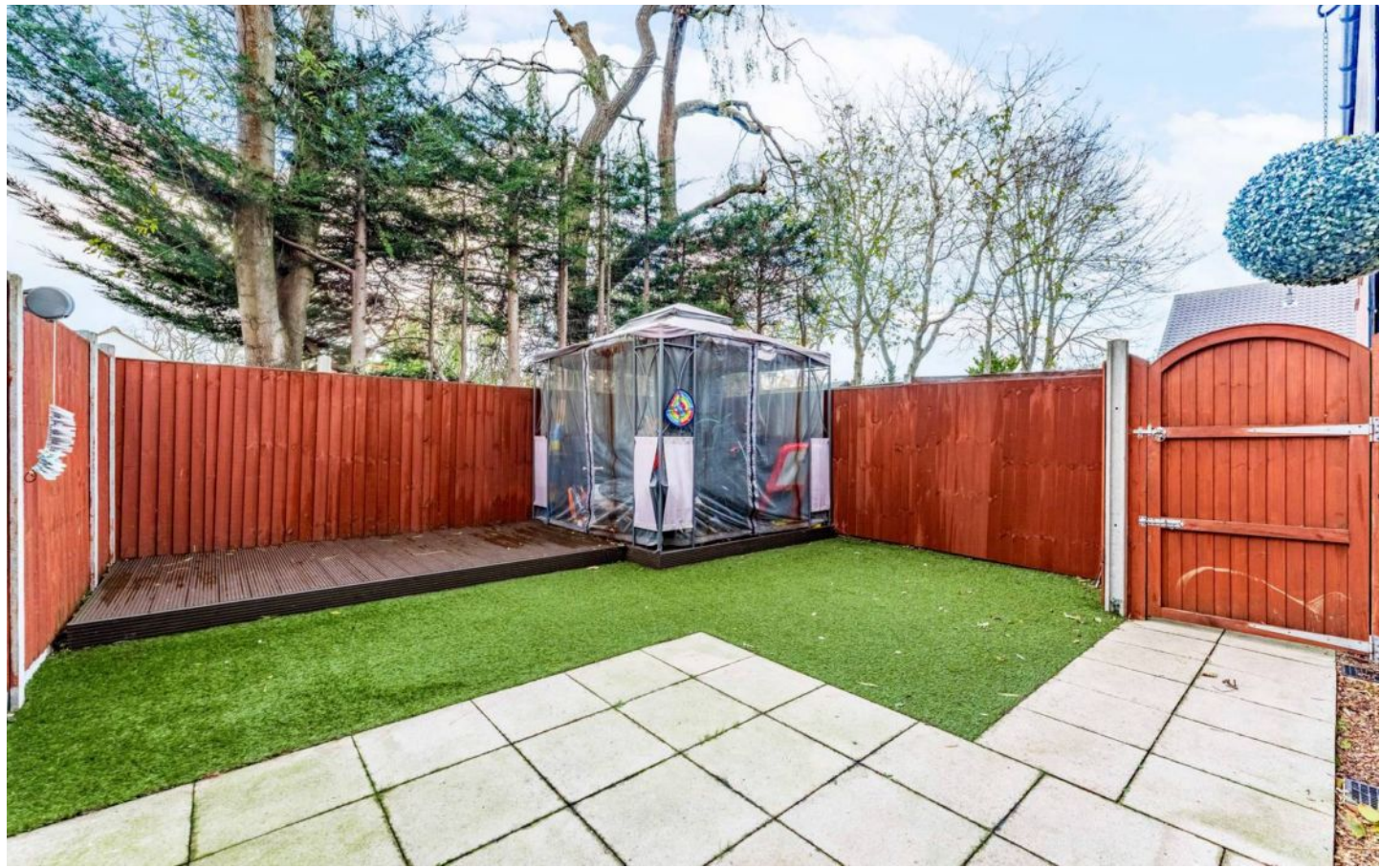
The main family bathroom features a panelled bath, WC and wash basin, all enhanced with coordinated splashback surrounds to maintain the contemporary feel.

Outside, the property benefits from off-road parking for two vehicles at the front, designed for easy upkeep. A gated service passage leads to the enclosed rear garden, which has been thoughtfully arranged to maximise enjoyment with minimal maintenance. The space includes a patio area for outdoor dining, artificial lawn, and a raised decking section with an enclosed gazebo currently used for storage.

Agents Note

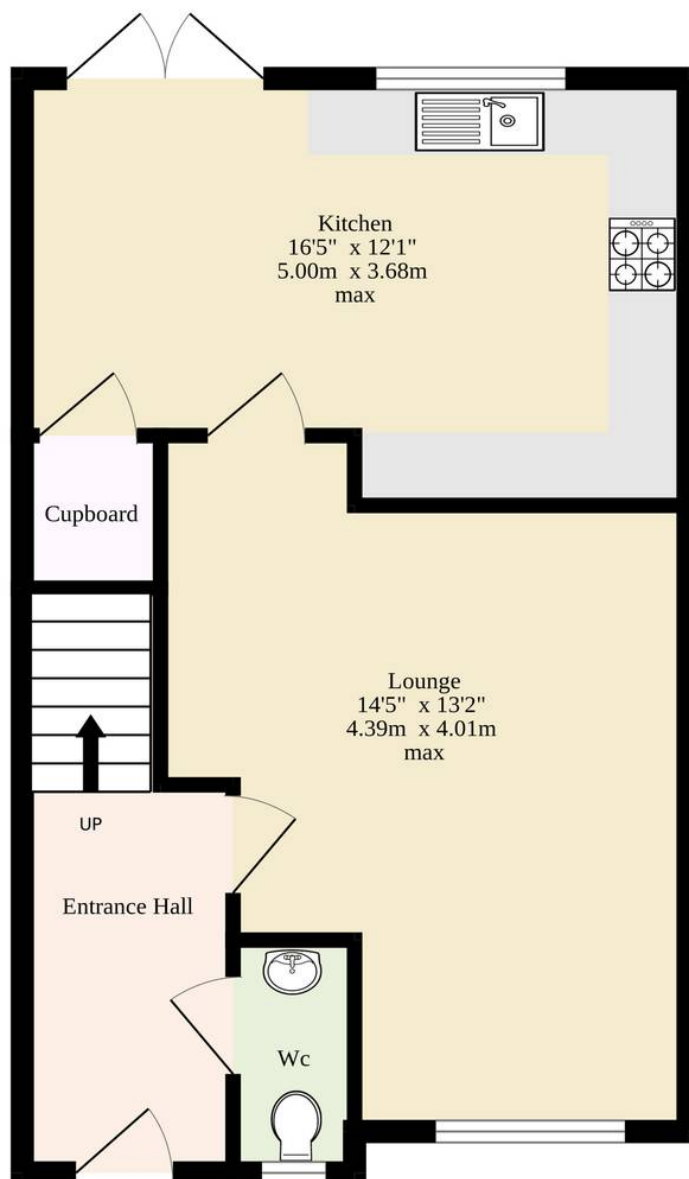
Sold Freehold

Connected to all main services - Gas CH. Marketed on behalf of a third party; details such as heating are believed accurate but should be independently verified.

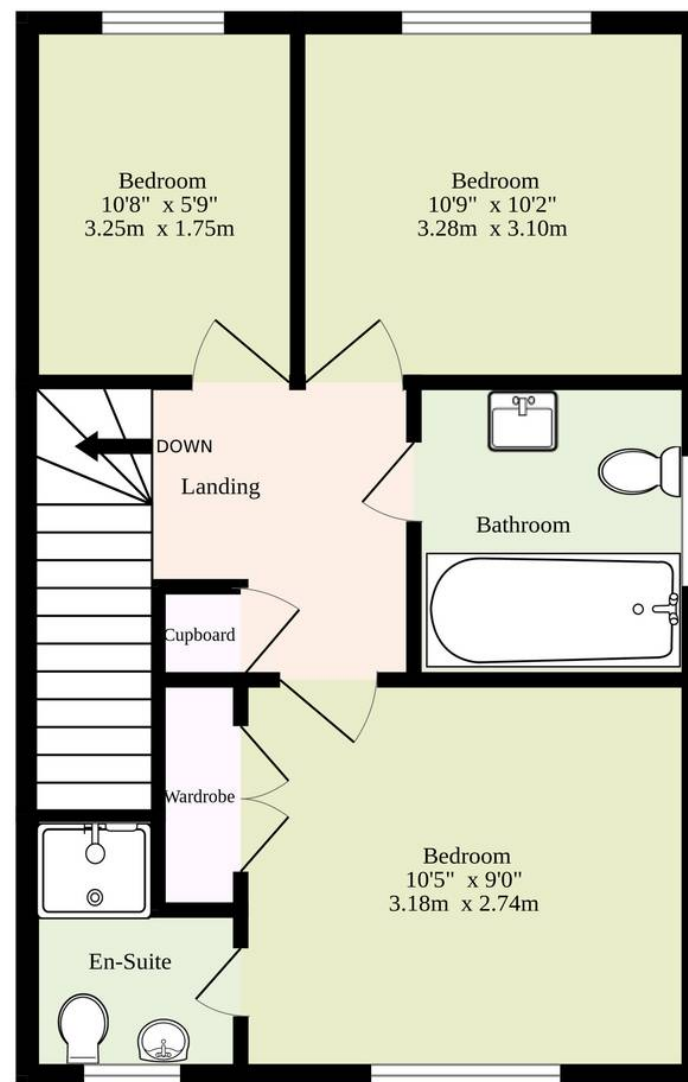


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Ground Floor
435 sq.ft. (40.4 sq.m.) approx.



1st Floor
407 sq.ft. (37.8 sq.m.) approx.



TOTAL FLOOR AREA : 842 sq.ft. (78.2 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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Dreaming of this home?

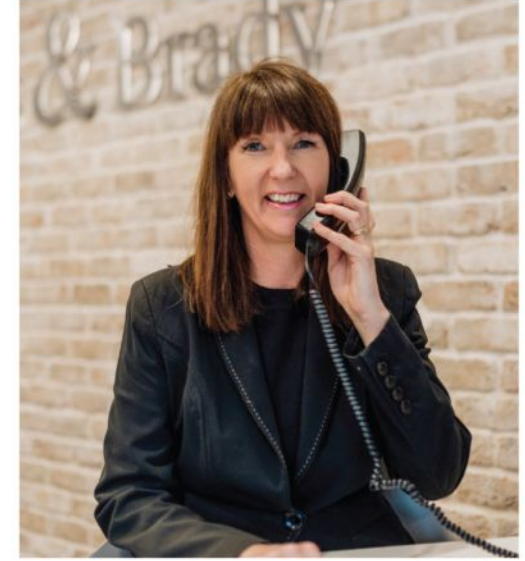
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Meet *Karol*
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Meet *Claire*
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Minors & Brady

Your home, our market



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