



40 Chestnut Hill, Norwich
Norwich



Minors & Brady

40 Chestnut Hill

Set within a calm and exclusive cul-de-sac position, this beautifully presented detached family home offers peace, privacy, and a truly welcoming atmosphere. The property enjoys excellent kerb appeal with a block-paved front driveway, neat lawn, and access to an integral double garage. Inside, every room is generously sized, creating a sense of space and comfort throughout. The home is maintained to a high decorative standard and presented in immaculate hygienic condition, reflecting exceptional care and attention. The bright lounge with feature gas fire flows through double doors to a dining room and a stunning glass-roof conservatory, perfect for relaxing or entertaining. The large kitchen/breakfast room forms the social heart of the home, ideal for family life. Upstairs, all bedrooms are well-proportioned, with the master featuring fitted wardrobes and a stylish en-suite. The rear garden is private and not overlooked, offering a tranquil outdoor retreat. This home combines elegance, practicality, and warmth, making it an ideal choice for modern family living.

- Set in a calm, exclusive cul-de-sac, providing privacy and a peaceful setting
- Block-paved driveway offering ample parking and direct access to the integral double garage
- Generously sized lounge with a feature gas fire, perfect for relaxing or entertaining
- Dining room flowing into a glass-roof conservatory, creating a bright, versatile living space
- Spacious kitchen/breakfast room with extensive work surfaces and storage, ideal for family life
- Master bedroom with fitted wardrobes and en-suite shower room
- Three further well-proportioned bedrooms, including one with a flexible adjoining space suitable as a walk-in wardrobe, nursery, or home office





M&B

40 Chestnut Hill

The Location

Chestnut Hill is a sought-after residential area situated in the heart of Eaton, one of Norwich's most desirable suburbs, known for its blend of village charm and modern amenities. Residents enjoy convenient access to a wide range of local shops, including an award-winning butcher, a traditional bakery, a well-stocked Tesco Express, and several independent boutiques and cafes clustered around Eaton Village Centre.

Families are well served by excellent educational facilities: the area falls within the catchment for the highly regarded Cringleford CE Primary School and Eaton Primary School, with City of Norwich School (CNS) providing secondary education nearby.

Healthcare needs are well catered for with the Eaton Surgery and several dental practices located close at hand, while the renowned Norfolk and Norwich University Hospital is just a short drive away.

Chestnut Hill also offers superb transport links: it is conveniently positioned for easy access to the A11 and A47, making commuting by car straightforward, while frequent bus services connect the area to Norwich city centre in under 15 minutes.

For rail users, Norwich Train Station provides regular services to London Liverpool Street, Cambridge and beyond. Surrounded by green spaces such as Eaton Park and nearby golf courses, Chestnut Hill offers a perfect balance of suburban tranquillity with excellent connectivity and amenities.



M&B

40 Chestnut Hill

Chestnut Hill, Norwich

This beautifully presented detached family home offers excellent kerb appeal, set behind a neat, well-kept front lawn and a smart driveway providing ample parking and access to the integral double garage. A welcoming storm porch leads to the front entrance, introducing an attractive and well-maintained property that feels inviting from the moment you arrive.

Inside, the spacious entrance hall provides a warm first impression and gives access to the principal ground floor rooms. A convenient cloakroom/WC is located off the hall, ideal for guests and family alike.

The lounge is a bright and comfortable space, centred around a feature gas fire that creates a cosy focal point. It's a perfect room for relaxing evenings or family gatherings. Double doors lead through to the dining room, which in turn opens onto the conservatory with glass roof through patio doors, seamlessly connecting the main living areas and offering a lovely flow for entertaining or simply enjoying views over the garden.

At the core of the home is a large kitchen/breakfast room, a real highlight. Designed for both everyday family use and social cooking, it offers generous worktop and storage space, as well as ample room for a breakfast table. It's the perfect hub for busy mornings or informal meals together.



40 Chestnut Hill

The integral double garage can be accessed directly from the house, providing excellent storage, workshop space, or secure parking.

Upstairs, the light and airy landing leads to four well-proportioned bedrooms. The master bedroom includes fitted wardrobes and a private en-suite shower room, fitted with a corner shower, WC and wash basin. The three remaining bedrooms offer flexibility for family, guests, or working from home. One of the bedrooms features an adjoining nook — a full-sized room that works beautifully as a walk-in wardrobe, nursery, or home office.

The family bathroom is tastefully fitted with a freestanding bath, WC and wash basin, creating a relaxing space with a touch of luxury.

Outside, the rear garden is well maintained, mainly laid to lawn with attractive borders, offering plenty of space for children to play or for outdoor dining and entertaining. The front garden is equally well kept, enhancing the home's overall appeal.

Double glazed throughout and warmed by gas central heating, this is a comfortable, practical and well-cared-for family home that offers space, flexibility and plenty of charm.

Agents Note

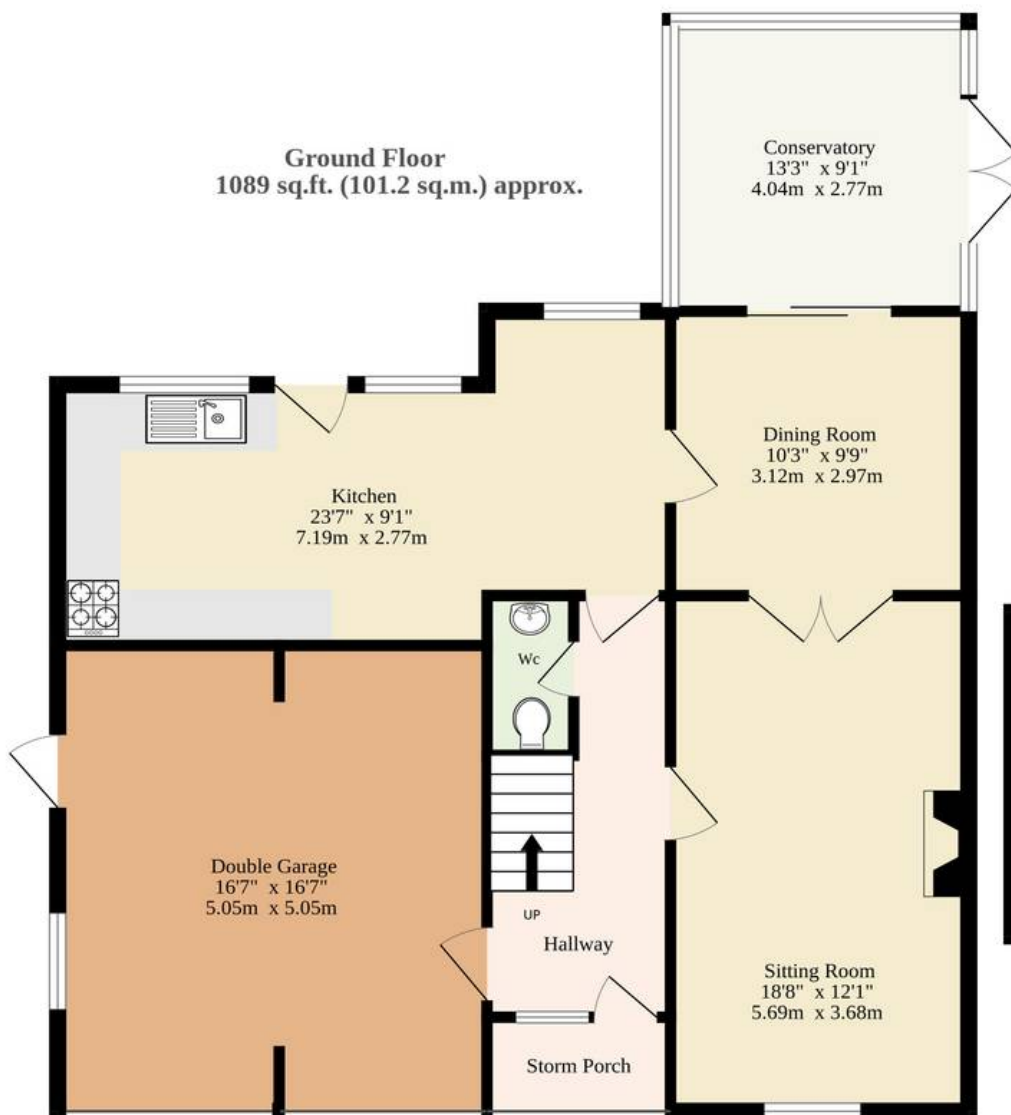
Sold Freehold

Connected to all mains services.

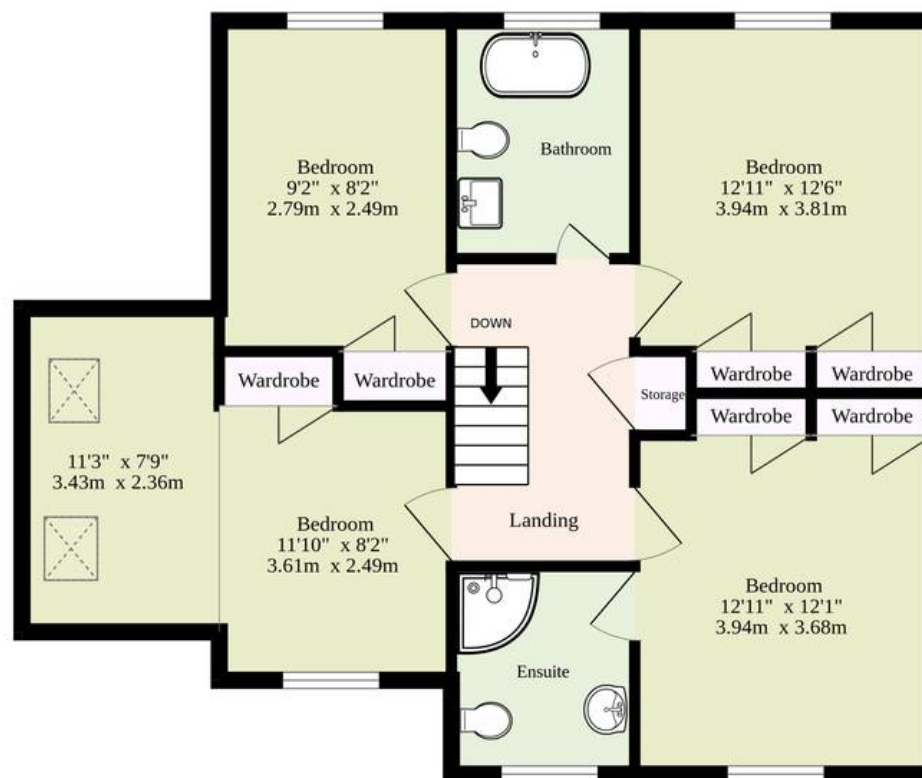


M&B

Ground Floor
1089 sq.ft. (101.2 sq.m.) approx.



1st Floor
758 sq.ft. (70.4 sq.m.) approx.



TOTAL FLOOR AREA : 1847 sq.ft. (171.6 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.

Made with Metropix ©2025

Dreaming of this home?

Let's make it a *reality*



Meet *Liam*
Branch Manager



Meet *Rosie*
Senior Sales Progressor



Meet *Tristan*
Senior Property Valuer

Minors & Brady

Your home, our market

 norwich@minorsandbrady.co.uk

 01603 365085

 107 Unthank Road, Norwich, NR2 2PE

CAISTER-ON-SEA | DEREHAM | DISS | NORWICH | OULTON BROAD | WROXHAM



How can we support

- ✓ Residential Mortgages
- ✓ Protection & Insurance
- ✓ Buy-to-let (personal and limited company)



Matt Waters
Senior Mortgage
and Protection Advisor



Victoria Payne
Mortgage and
Protection Advisor

Scan to book your
appointment today



T: 01692 531372
E: enquiries@norfolk-mortgages.co.uk