



37 Turnberry, Norwich  
Norwich



Minors & Brady



## 37 Turnberry

Overlooking a large, peaceful green space, this semi-detached house offers a quiet family setting just off Newmarket Road. The property enjoys a quiet cul-de-sac location, with a children's play park nearby, perfect for young families. Spanning over 1,100 sq/ft across three floors, it provides versatile living space for modern family life. The top-floor main bedroom boasts a contemporary en-suite, while two further double bedrooms offer comfort and flexibility. A bay-fronted lounge with under-stair storage creates a welcoming and practical ground-floor living area. At the heart of the home, a modern kitchen/diner opens through double doors onto a south-west facing garden, ideal for afternoon and evening sunlight. Outside, a semi-detached garage with loft storage, plus a private driveway for two cars and visitor spaces, adds convenience. With easy access to local schools, amenities, and Norwich city centre, this home combines space, style, and a peaceful location in one highly desirable package.

- Overlooks a large green space with a children's play park nearby
- Quiet cul-de-sac location just off Newmarket Road
- Spacious semi-detached home with over 1,100 sq/ft across three floors
- Three generous double bedrooms, including a top-floor main with en-suite
- Bay-fronted lounge with practical under-stair storage
- Modern kitchen/diner with integrated appliances and double doors to the garden
- South-west facing rear garden with paved patio and lawn, perfect for outdoor living
- Semi-detached garage with loft space, power, and lighting
- Private driveway for two cars plus additional visitor parking
- Convenient access to local schools, amenities, and Norwich city centre







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# 37 Turnberry

Norwich, Norwich

## The Location

The Location Turnberry, Norwich - NR4, is a well-maintained close in the highly sought-after NR4 postcode, with the local golf course nearby. This desirable neighbourhood is characterised by a mix of historic and contemporary homes, giving it a charming and varied streetscape while maintaining a strong sense of community. The area feels private and serene, making it an ideal choice for those seeking a quiet residential environment without compromising on convenience.

Despite its edge-of-city location, residents benefit from easy access to essential amenities. Local shops and cafes are within a short drive. Both primary and secondary schools are within easy walking distance and nearby parks provide further opportunities for leisure and relaxation. Eaton Park, one of Norwich's largest and most popular green spaces, is just a short distance away, offering wide open lawns, sports facilities, walking paths, and playgrounds – perfect for families or those who enjoy spending time outdoors. For nature lovers, the renowned Marston Marshes nature reserve is only a few minutes' walk away.

For commuters and those travelling further afield, Turnberry enjoys excellent transport connections. Regular bus services link the area directly to Norwich city centre, while the nearby road network provides straightforward access to the A47 and other major routes, making journeys across Norfolk or further into the region simple and efficient. Turnberry represents a rare and highly desirable opportunity for homeowners looking for the perfect balance between access to idyllic countryside walks and the convenience of the city centre also being within walking distance.

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## 37 Turnberry

### Turnberry, Eaton

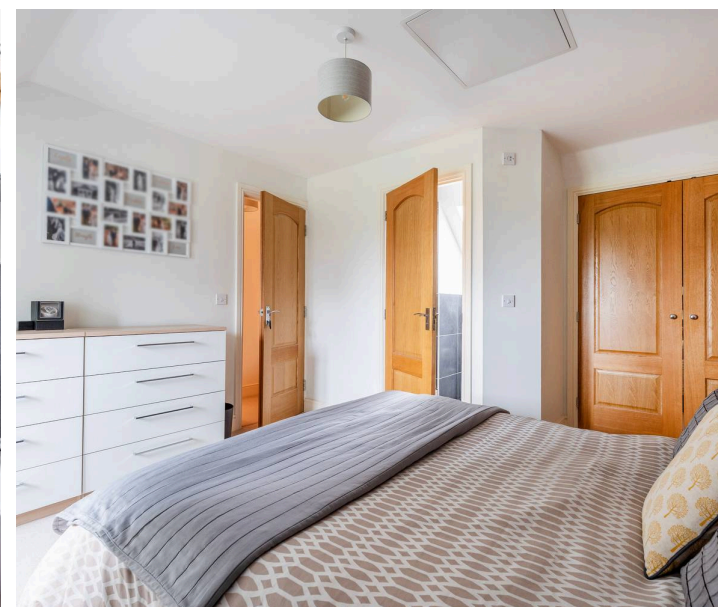
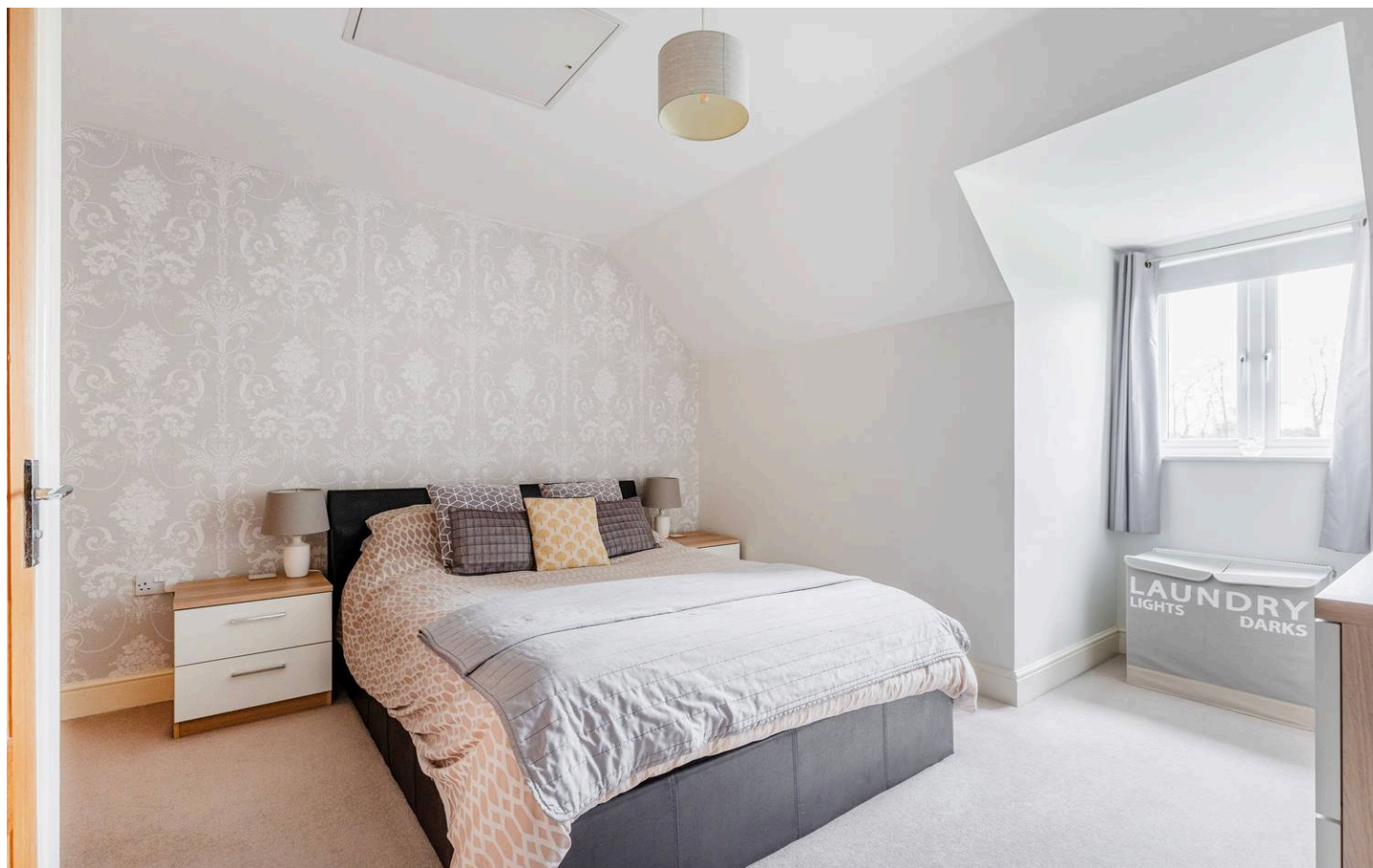
Situated in a peaceful cul-de-sac just off Newmarket Road, this beautifully maintained semi-detached house offers an ideal family home with over 1,100 sq/ft of versatile living space across three floors.

The property enjoys a prime position overlooking a large green space, with the added benefit of a children's play park nearby, making it perfect for families seeking a safe and tranquil environment.

Inside, the home features three generously sized double bedrooms spread over two floors, including a top-floor main bedroom complete with a modern en-suite bathroom. The ground floor comprises a bay-fronted lounge with under-stair storage, creating a welcoming and practical living area.

At the heart of the home, the modern kitchen/diner comes with integrated appliances and double doors opening onto the private, south-west facing rear garden, ideal for enjoying afternoon and evening sunlight.

The property also offers a semi-detached garage with a pitched roof and loft space, providing excellent storage options, along with power and lighting. A private driveway to the front provides space for two vehicles, with additional visitor parking available, ensuring convenience for family and guests.





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The enclosed rear garden, predominantly laid to lawn with a paved patio area directly accessible from the kitchen/diner, perfect for outdoor dining or relaxing while overlooking the large green space. Located within easy reach of local schools, amenities, and Norwich city centre, with excellent road and bus links, this home combines a quiet, private setting with outstanding convenience.

This property is a rare find, offering a spacious, versatile layout in a sought-after location, an ideal family home ready to move into.

### Agents Note

Sold Freehold

Connected to all mains services.

Maintenance: £286 paid annually

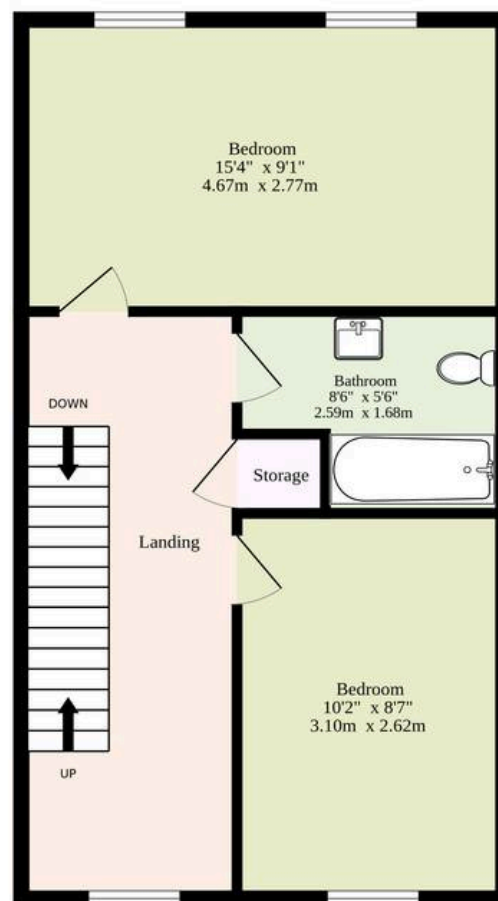




Ground Floor  
544 sq.ft. (50.5 sq.m.) approx.



1st Floor  
394 sq.ft. (36.6 sq.m.) approx.



2nd Floor  
220 sq.ft. (20.4 sq.m.) approx.



Including Garage

**TOTAL FLOOR AREA : 1158 sq.ft. (107.6 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.

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# Minors & Brady

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