



36 Norwich Road, Salhouse
Norwich



Minors & Brady

36 Norwich Road

Salhouse, Norwich

Imagine starting your day with sunlight streaming through the windows of a home that effortlessly combines space, comfort, and versatility. Occupying a generous plot of approximately half an acre, this detached bungalow offers a rare opportunity to acquire a substantial, single-level home with versatile living spaces, extensive outbuildings, and beautifully mature gardens. With around 2,170 sqft of accommodation, the property provides the perfect balance of practicality and privacy, making it ideal for families, those seeking a home office, or anyone who values having space to relax, entertain, and enjoy both indoor and outdoor living.

- No chain
- Detached bungalow occupying a generous plot of approximately half an acre in a peaceful and private setting
- Very spacious single-level living accommodation of around 2,170 sqft
- Multiple versatile living areas including a sitting room and a garden room with abundant natural light, inviting relaxation and entertaining
- Well-equipped kitchen with a range of cabinetry and integrated appliances
- Four double bedrooms with fitted storage in the principal rooms
- Family bathroom, separate cloakroom, and convenient wet room
- Detached double garage with power and light plus additional detached workshop and sheds
- Large mature rear garden with patio, lawn, fruit trees, flower borders, and raised beds
- Large driveway providing off-road parking for multiple vehicles



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Location

Norwich Road runs through the village of Salhouse, on the edge of the Norfolk Broads. The road has good access to open countryside and green spaces, while the village sits about 6 miles northeast of Norwich, making the city easily reachable for work, shopping, and leisure.

Local amenities include a village shop and post office, a pub, a garden centre, and a farm shop. The village hall hosts community events, supporting a strong local community. Salhouse Church of England Primary School is within walking distance, while secondary schools in Thorpe St Andrew and Sprowston are a short drive away.

Transport links are convenient: Salhouse railway station is nearby, providing services to Norwich, and buses connect to surrounding villages such as Wroxham and Hoveton, about 2 miles north. Salhouse Broad and the surrounding countryside offer walking, cycling, and boating opportunities.



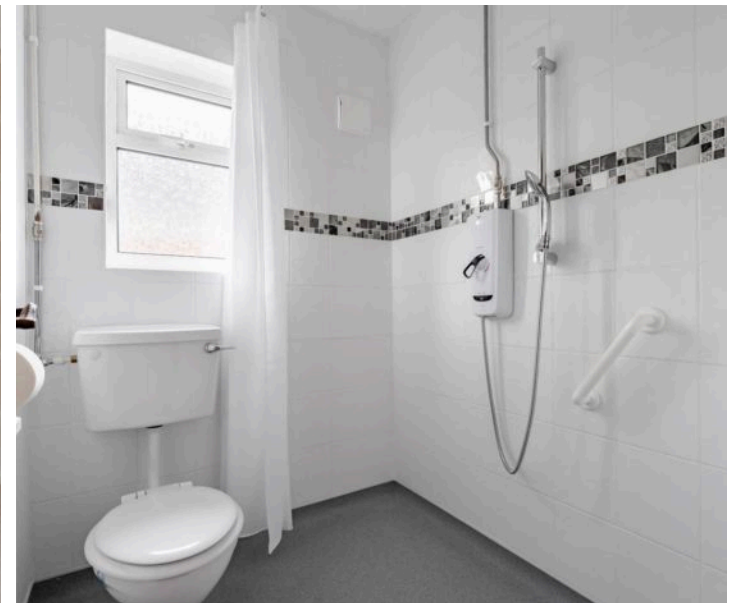
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Entering the home, you are greeted by a welcoming entrance hall with wooden flooring, which sets the tone for the rest of the property. The sitting room features a traditional fireplace and large windows that fill the space with natural light, with double doors leading through to the garden room, creating a seamless flow between living areas. The adjoining garden room is a standout feature of the home, offering an exceptional amount of light through the two sets of sliding doors that opens out to the rear garden, providing a versatile space for dining, relaxation, or work-from-home arrangements.

The kitchen is thoughtfully designed with a range of fitted units, integrated appliances, and direct access to the garden room, making it perfect for entertaining or enjoying a quiet breakfast with garden views.

The bungalow offers multiple bedrooms, all well-proportioned and finished with fitted storage where appropriate. The property includes a family bathroom, separate cloakroom, and a convenient wet room, providing flexibility for family living or accommodating guests.



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Externally, the property offers considerable appeal. A private driveway leads to a detached double garage with power and light, alongside a gravelled area ideal for outdoor seating. The mature rear garden is an impressive feature, blending formal and informal spaces with lawn, flower borders, fruit trees, and raised beds. Detached sheds and a workshop provide excellent storage or hobby space, all framed by mature hedging and trees, ensuring privacy and a sense of seclusion.

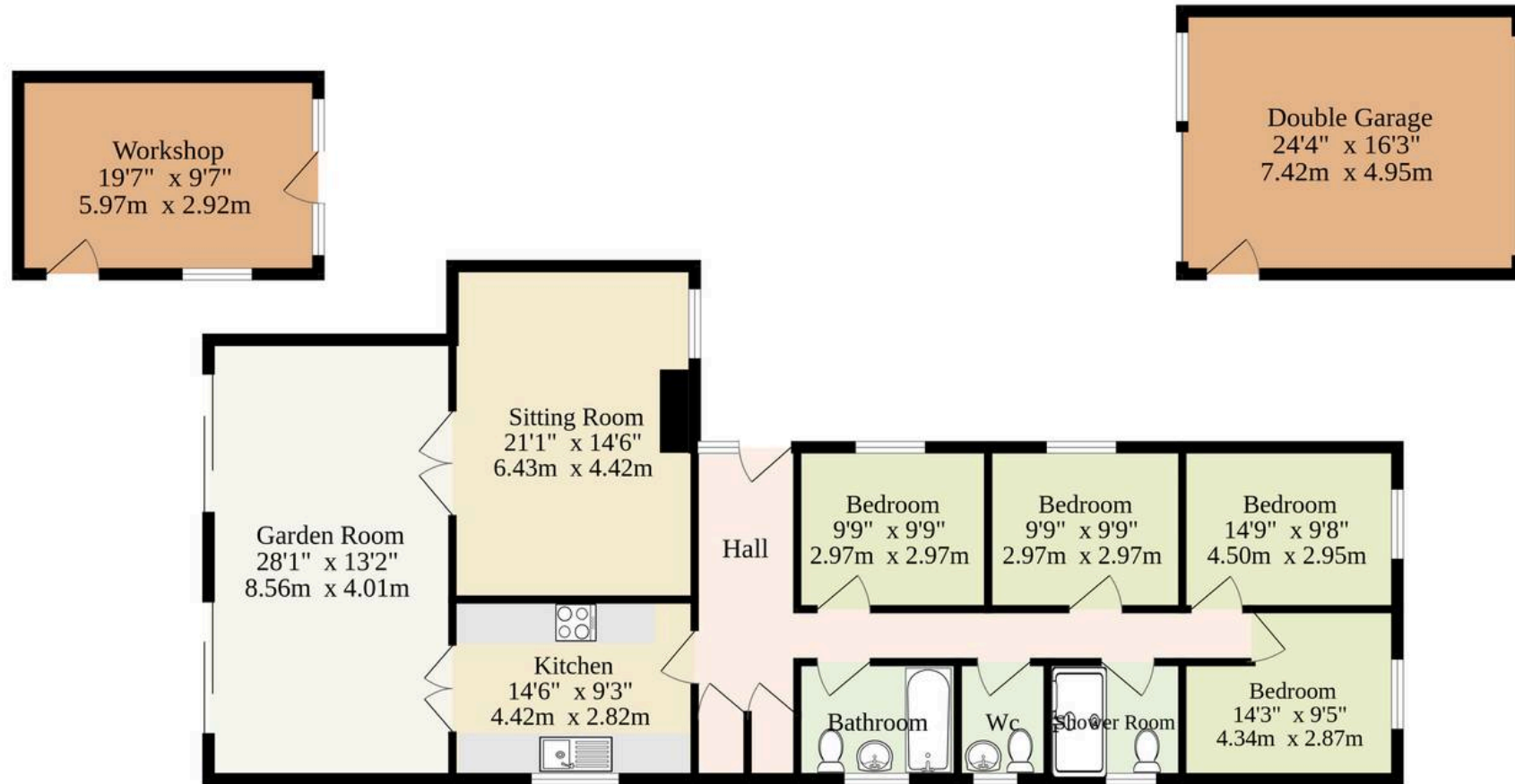
With no onward chain, it is ready to move into and personalise to suit your own needs. The combination of generous living accommodation, exceptional garden, and multiple outbuildings makes this a truly unique property that is rare to find on the market.

Agents note

Freehold



Ground Floor 2170 sq.ft. (201.6 sq.m.) approx.



Total Sqft Includes The Double Garage And The Workshop

TOTAL FLOOR AREA : 2170 sq.ft. (201.6 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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Dreaming of this home?

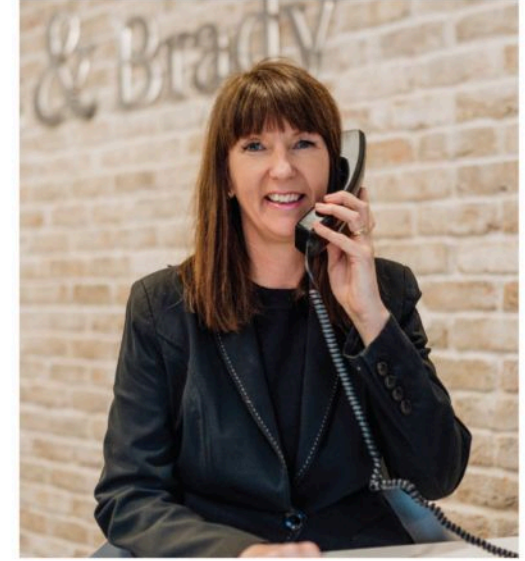
Let's make it a *reality*



Meet *Abi*
Branch Partner



Meet *Karol*
Property Valuer



Meet *Claire*
Aftersales Team Leader

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Your home, our market



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