



4a The Grove Woodcock Road, Norwich

Norwich



Minors & Brady



## 4a The Grove Woodcock Road

Tucked away within a well-established Norwich neighbourhood, this property offers a quietly appealing base for modern living. Set within the popular NR3 area, it benefits from a location that balances everyday convenience with a sense of residential calm. The flat itself is neatly arranged, with a layout that makes efficient use of space while remaining comfortable and practical. A light-filled living area creates an inviting atmosphere, complemented by neutral finishes that allow for easy personalisation. The bedroom is well sized and functional, providing a relaxed retreat at the end of the day. A separate kitchen, bathroom and an additional WC add to the home's practicality, alongside double glazing and gas central heating. Well suited to first-time buyers, couples, or investors, this is a low-maintenance property in a consistently popular and well-connected location.

- Popular NR3 location in the sought-after upper Hellesdon area
- Well-presented and easy-to-maintain flat
- Ideal for first-time buyers, couples, or investors
- Light and inviting living area with neutral décor
- Well-proportioned bedroom with space for essential furnishings
- Separate, practical kitchen designed for everyday use
- Additional separate WC for added convenience
- Double-glazed windows throughout
- Gas central heating and good access to local amenities and transport links









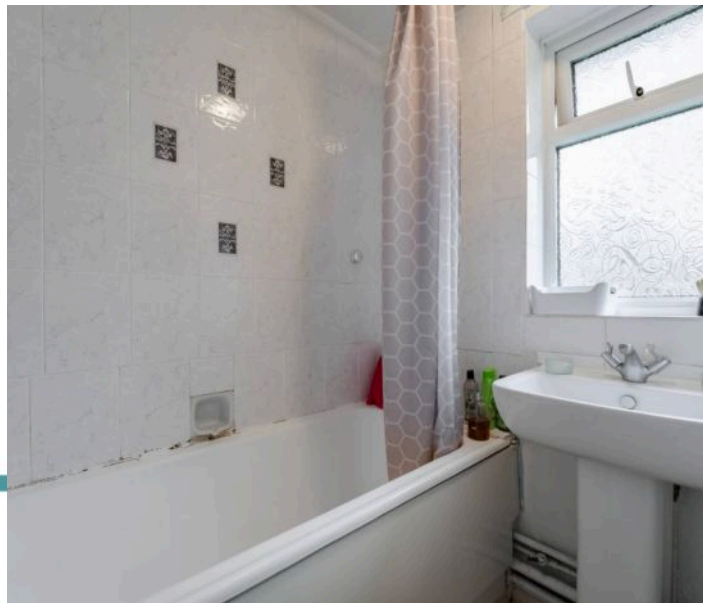
## 4a The Grove Woodcock Road

### The Location

Woodcock Road, Norwich, NR3 is well positioned in the popular upper Hellesdon area, offering a practical and convenient setting for day-to-day living. The property benefits from close proximity to a range of local amenities, including a nearby Lidl supermarket, making everyday shopping straightforward and accessible.

There are several gyms and leisure facilities in the surrounding area, ideal for those who like to keep active, while additional shops, takeaways and services can be found just a short distance away. Norwich city centre is easily reached with a short drive, as well as via regular public transport links, providing convenient access for commuting, shopping or leisure.

Residents can enjoy the balance of a residential location with the benefits of being close to the city. From historic streets and cultural attractions to a wide choice of restaurants, bars and retail options, Norwich has plenty to offer, all within easy reach from this well-connected location.





### **The Grove, Woodcock Road**

This well-presented flat is located in the popular NR3 area, offering a practical and comfortable home ideal for first-time buyers, couples, or investors. Positioned close to a range of local shops, services, and transport links, the property benefits from a convenient and well-connected setting.

Inside, the flat features a thoughtfully arranged layout that maximises space and functionality.

The living area provides a warm and inviting environment, complemented by neutral décor that creates a bright, versatile backdrop suitable for a variety of styles.

The bedroom is well-proportioned, offering a comfortable setting with space for essential furnishings.

The kitchen is arranged separately and designed for efficient everyday use, while the bathroom includes a bath. A separate WC adds practicality and convenience. Double-glazed windows are fitted throughout, and gas central heating provide straightforward, low-maintenance heating.

Overall, this property offers an easy-to-manage home with a cosy feel, well suited to those seeking a manageable living space in a desirable Norwich location.

### **Agents Note**

This property will be sold leasehold.

The vendor is increasing the lease to 125 years, this is yet to go through however in the motions.

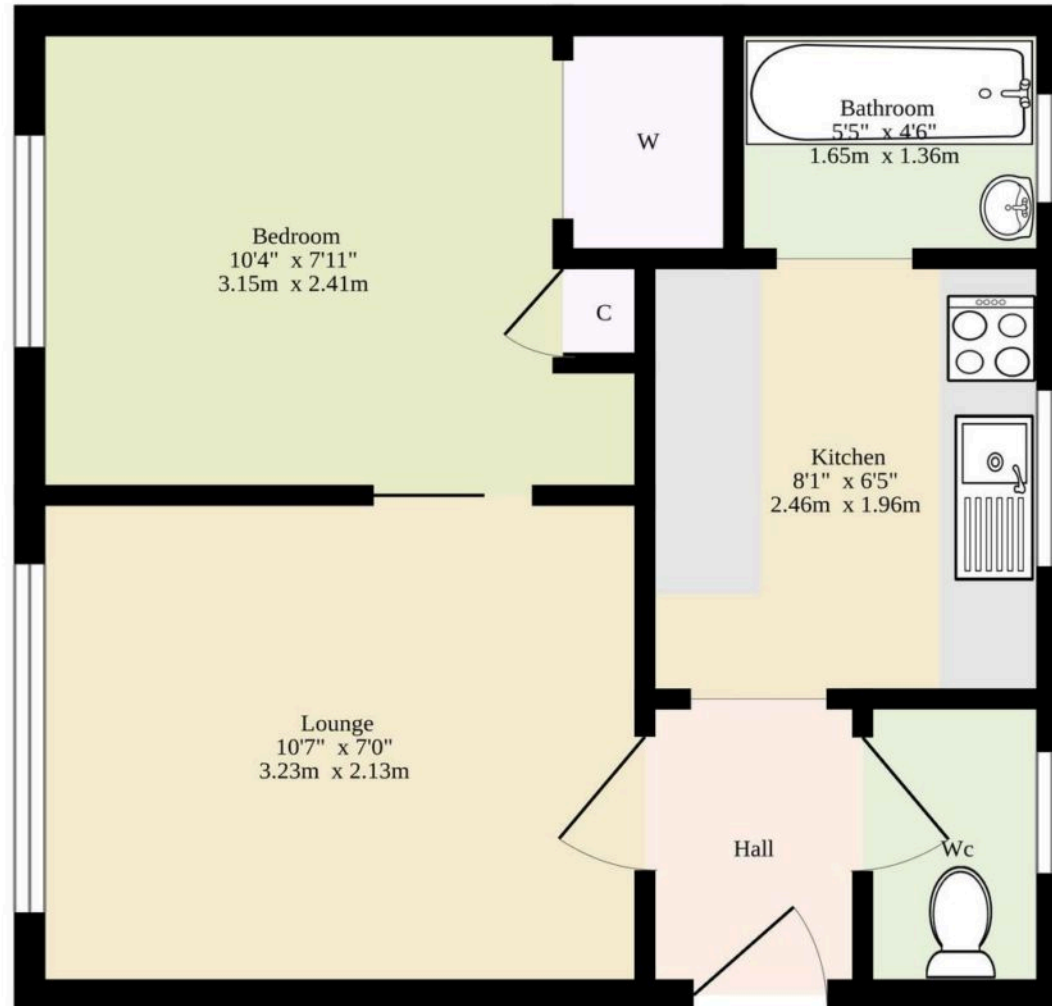
Ground Rent: £15 paid annually

Maintenance: £1,100 paid annually



**M&B**

**Ground Floor**  
**257 sq.ft. (23.9 sq.m.) approx.**



TOTAL FLOOR AREA : 257 sq.ft. (23.9 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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