



44 Watson Grove, Norwich

Norwich



Minors & Brady

Positioned just beyond the bustle of Norwich city centre, this bright first-floor apartment enjoys a peaceful residential setting with riverside walks, parks and city amenities all within easy walking distance. Large windows flood the home with natural light, enhancing the spacious lounge and dining area which opens directly onto a private balcony. The generously sized kitchen offers ample worktop and cupboard space, ideal for both everyday use and home cooking. Two comfortable double bedrooms provide flexible living, supported by excellent built-in storage throughout. A bathroom with separate WC adds practical convenience. Externally, residents benefit from well-kept communal grounds, a pleasant balcony outlook, allocated and visitor parking, and a secure brick-built storage shed.

- Bright first-floor apartment set on a quiet residential road just outside Norwich city centre
- Highly walkable location with the riverside, Wensum Park, Cathedral grounds, shops, bars and restaurants all close by
- Well-proportioned layout with a generous lounge and dining area suitable for relaxing and entertaining
- Large windows throughout provide excellent natural light and a light, open feel
- Direct access from the living area onto a private balcony with a pleasant outlook
- Spacious kitchen with ample worktop and cupboard space, practical for everyday use
- Two comfortable double bedrooms offering flexible use for professionals, sharers or home working
- Strong storage throughout including built-in cupboards and wardrobes
- Bathroom with separate WC, adding everyday convenience for residents and guests
- Excellent external features including allocated and visitor parking, well-kept communal grounds and a secure brick-built storage shed

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44 Watson Grove

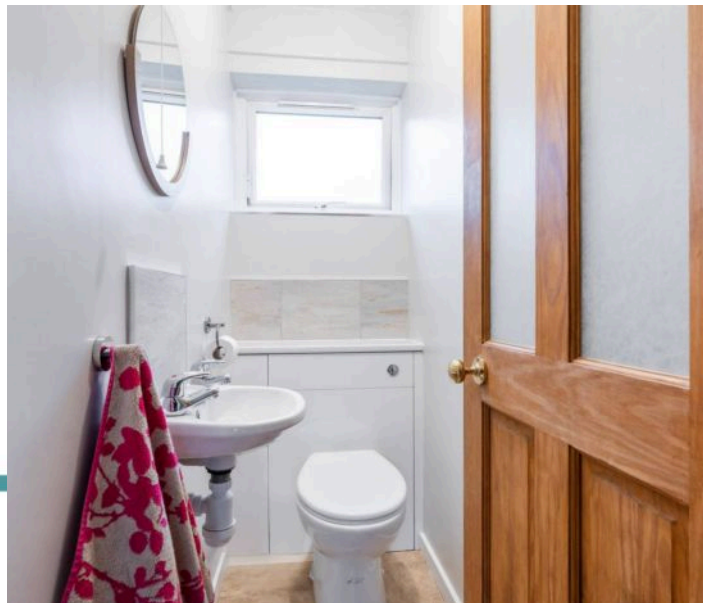
The Location

Watson Grove lies in the NR2 area of Norwich, just under two miles west of the historic city centre, placing it within easy reach of central amenities while retaining a quieter residential feel. The road sits close to Unthank Road and Earlham Road, which offer a mix of independent shops, cafés, and local services, providing everyday convenience without the need to travel far. Norwich's main shopping streets, including St Stephen's Street, Prince of Wales Road, and the historic Elm Hill area, are a short bus journey or a 15–20 minute cycle away.

Public transport is readily accessible, with several bus routes running along nearby roads and providing connections to the city centre, the universities, and key employment areas. Norwich railway station, approximately two miles away, offers regional and national connections, while Norwich Airport, around three miles east, provides domestic and limited European flights.

The area benefits from a range of green spaces within easy reach. Heigham Park, a local community park with playgrounds, sports facilities, and open lawns, is a short walk away. Plantation Garden, a restored Victorian garden, and Wensum Park along the river offer further recreational options. The neighbourhood features tree-lined streets and a mix of Victorian and Edwardian housing, giving it a residential character that is popular with families, professionals, and students.

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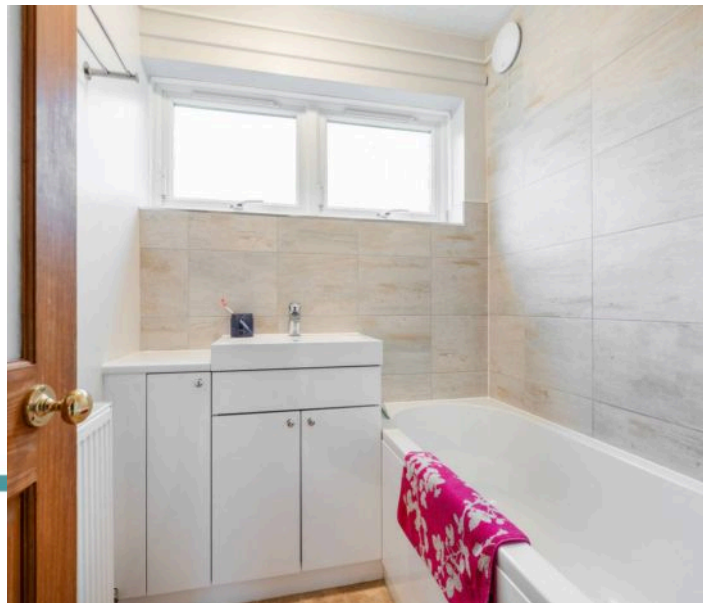
Watson Grove, Norwich

This bright and well-proportioned first-floor apartment is set on a quiet residential road just outside Norwich city centre, offering an ideal balance of peaceful living with everything the city has within easy walking distance. The riverside, Wensum Park, Cathedral grounds, restaurants, bars and shopping are all close by, making this a highly walkable location with excellent transport links nearby.

The apartment benefits from a wonderfully light feel throughout, with large windows allowing plenty of natural daylight to flow through the living spaces. The generous lounge and dining area provides a flexible layout for both relaxing and entertaining, with direct access to the balcony, creating an easy connection between indoor and outdoor living.

A standout feature is the kitchen, which is notably spacious for an apartment and offers ample worktop and cupboard space, making it practical for everyday use as well as keen home cooking. Storage is a real strength of the property overall, with multiple built-in cupboards and wardrobes helping to keep the home clutter-free.

Both bedrooms are comfortable doubles, offering a calm and practical layout suitable for professionals, sharers or those needing home working space. The bathroom and separate WC add everyday convenience, particularly for guests.



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Externally, residents enjoy well-kept communal grounds, a private balcony with a pleasant outlook, and excellent parking provision. The property benefits from one allocated residents' parking space and an additional visitor space, in a large car park. A locked, permanent brick-built shed provides secure storage for bicycles or additional belongings, ideal for those who enjoy the nearby riverside walks and cycle routes.

Overall, this is a light-filled, well-located apartment with generous proportions, excellent storage, strong outdoor and parking features, and an enviable position within easy reach of Norwich city centre.

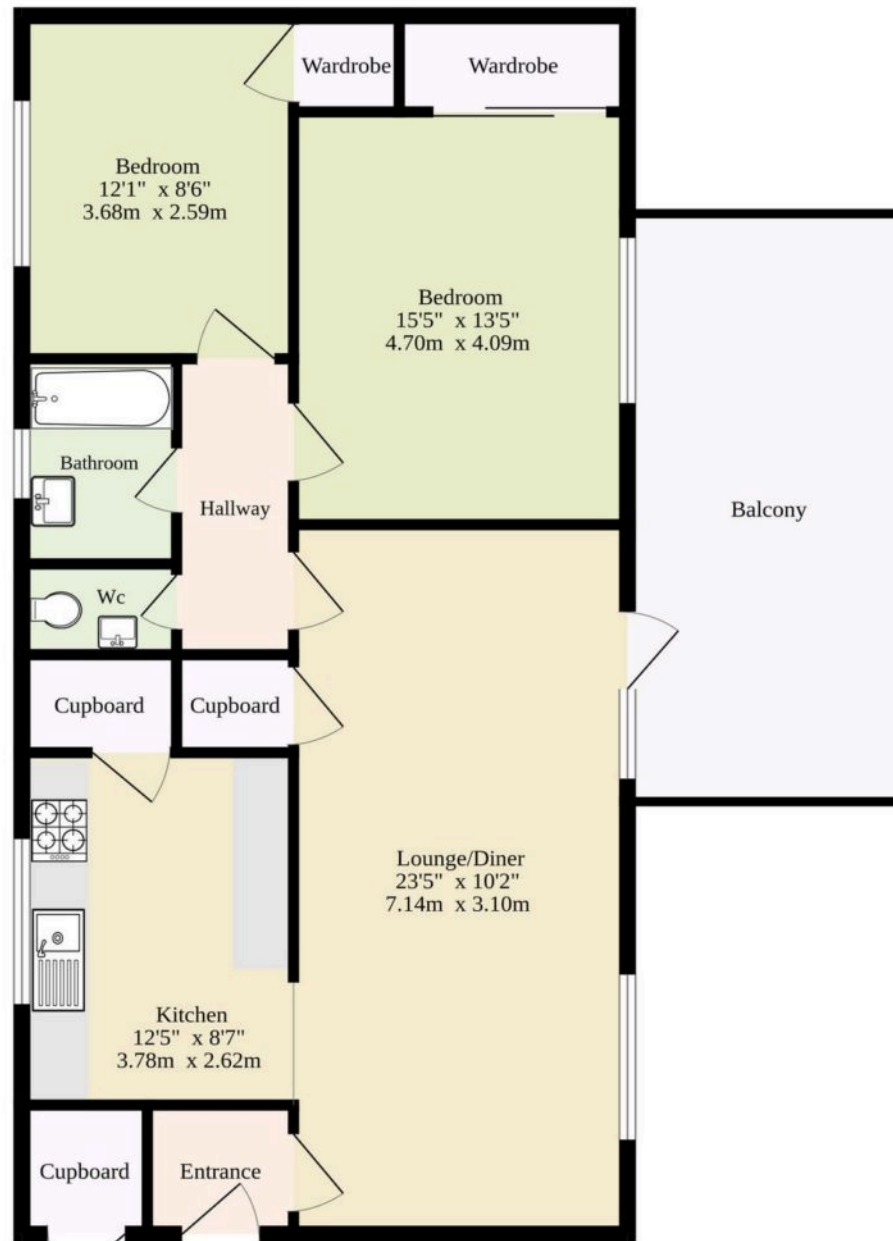
Agents Note

This property will be sold leasehold.

Connected to mains water, electricity, gas and drainage.



770 sq.ft. (71.5 sq.m.) approx.



TOTAL FLOOR AREA : 770 sq.ft. (71.5 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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