



5 Edward Gambling Court Nelson Street, Norwich

Norwich

Minors & Brady



# 5 Edward Gambling Court Nelson Street

Norwich

Chain free and presented in turn-key condition, this detached bungalow offers a straightforward move and an easy lifestyle just west of Norwich city centre. The home centres around a bright open-plan living space designed for everyday comfort and relaxed hosting, supported by two well-proportioned bedrooms, a modern bathroom and a private low-maintenance garden. With single-level living, off-road parking and a location that keeps the city within easy reach, it's a well-balanced choice for first-time buyers, downsizers or investors.

- No onward chain
- Detached bungalow positioned on a quiet cul-de-sac just west of Norwich city centre
- Perfect choice for first-time buyers, someone looking to downsize, if you require a single-level layout or an investor
- Air source heating system and underfloor heating
- Turn-key interior, showcasing contemporary fixtures and fittings
- 22ft open-plan kitchen/dining/living room creating an effortless flow for everyday living and hosting, with French doors and large skylights that fill the space in natural light
- Kitchen fitted with quality cabinetry, an integrated oven, sink/drain unit and areas for your own appliances
- Two well-proportioned bedrooms offering comfort and privacy
- A private, low-maintenance garden that is predominantly shingle and bark, ideal for outdoor seating arrangements
- Allocated off-road parking space



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## Location

Nelson Street is situated in the Heigham Grove area of Norwich, just west of the city centre, making it well-placed for both convenience and a quieter residential environment. Norwich city centre is roughly one mile away, meaning residents can reach the main shopping streets, cafés, restaurants, and cultural attractions such as Norwich Castle and The Forum.

For daily necessities, there are local shops, convenience stores, and cafés along Heigham Street, Barker Road, and nearby Dereham Road, while larger supermarkets are only a few minutes away by car or bike. Families in the area have access to nearby schools such as Nelson Infant School, Magdalen Gates Primary School, and secondary options like Notre Dame High School and Jane Austen College, all within easy reach.

Transport links are strong: multiple bus routes connect Heigham Grove to the city centre and outer Norwich districts, while Norwich Railway Station lies just over a mile to the east, offering regional and national services, including direct trains to London and Cambridge. For air travel, Norwich International Airport is about a 10–15 minute drive to the north-west.

## Agents Notes

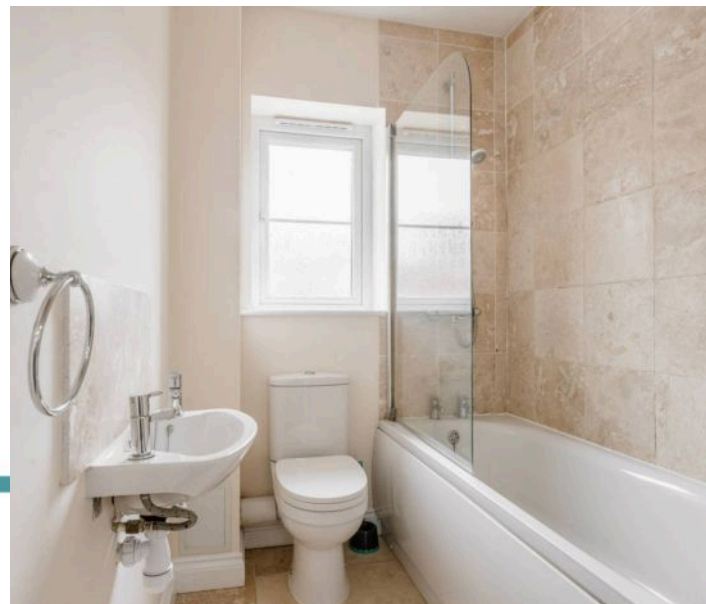
Freehold

Air source heating system. Underfloor heating.

Connected to mains water, electricity and drainage.

Allocated parking space is leasehold, approx £250 p/a.

**Please note that the photography in this advertisement includes AI-generated staging. We recommend visiting the property in person to fully assess the space and its features.**





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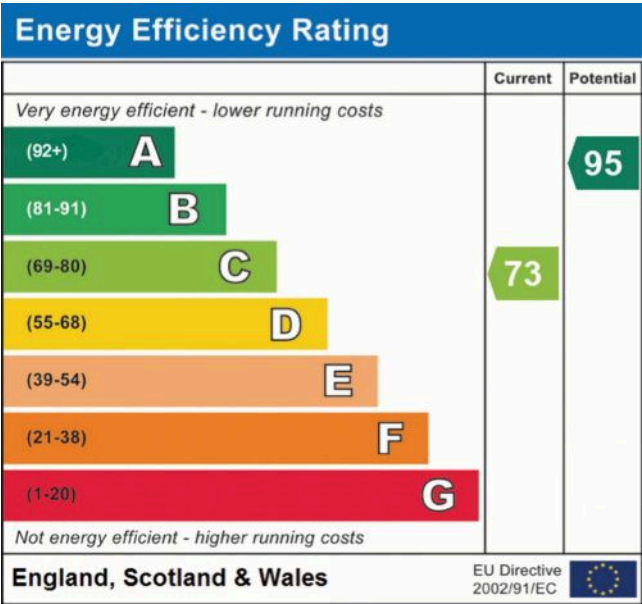
Norwich

Located on a quiet cul-de-sac just west of Norwich city centre, this detached bungalow offers an easy, well-balanced way of living with the added benefit of no onward chain. It's a home that suits a wide range of buyers, a smart first step onto the ladder, a comfortable downsize, a practical single-level layout, or a ready-to-go investment, all wrapped up in a calm, residential setting that still keeps the city within easy reach.

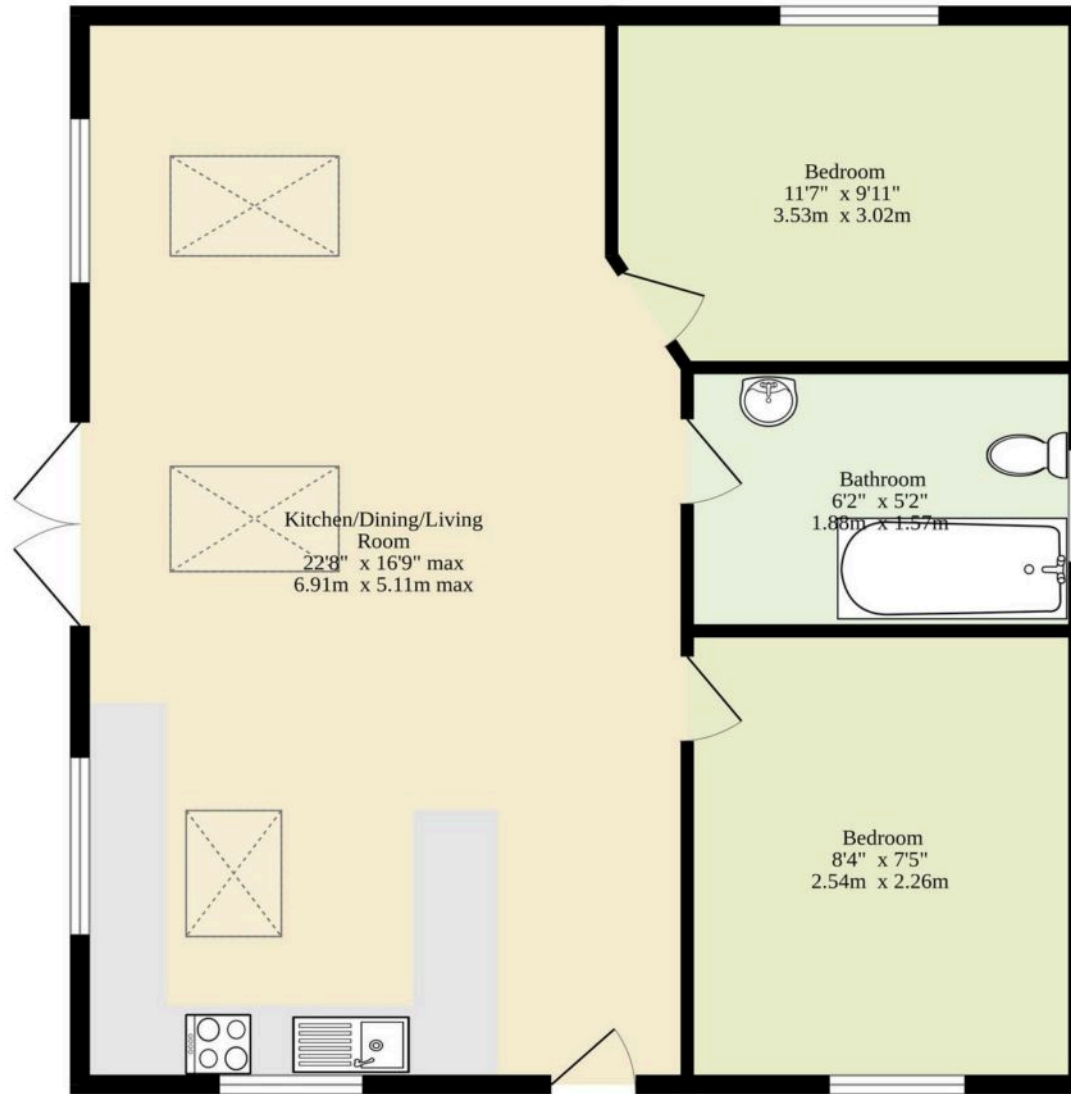
Inside, the turn-key interior feels light and considered, with contemporary fixtures and fittings throughout. The heart of the home is the impressive 22ft open-plan kitchen, dining and living space, designed to flow naturally for day-to-day living and relaxed hosting. French doors open directly onto the garden, while large skylights draw in plenty of natural light, giving the room an airy, open feel. The kitchen is fitted with quality cabinetry, an integrated oven, sink and drainer, and space for your own appliances, keeping it practical, modern, and easy to live with.

Two well-proportioned bedrooms provide comfortable, private spaces, supported by a bathroom finished with a clean, modern three-piece suite.

Outside, the private rear garden is deliberately low-maintenance, laid mainly with shingle and bark, making it ideal for outdoor seating without the upkeep. An allocated off-road parking space completes the picture.



**Ground Floor**  
587 sq.ft. (54.5 sq.m.) approx.



TOTAL FLOOR AREA : 587 sq.ft. (54.5 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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# Dreaming of this home?

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Branch Manager



Meet *Rosie*  
Senior Sales Progressor



Meet *Tristan*  
Senior Property Valuer

# Minors & Brady

*Your home, our market*

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