



31 Bulrush Close, Horsford

Norwich



Minors & Brady



This immaculate two-bedroom end-of-terrace home instantly impresses with its bright, well-balanced layout and sense of care throughout. The property has a warm, welcoming feel, with a cosy lounge that leads naturally into a modern kitchen/diner ideal for both everyday living and hosting. Patio doors open into a light-filled conservatory, creating an additional living space that connects beautifully with the garden. Upstairs, two generous bedrooms offer comfortable accommodation, complemented by a recently refurbished bathroom finished to a stylish, contemporary standard. The home continues to shine outside, with a private enclosed rear garden providing a peaceful place to relax. A powered timber shed adds practical storage or workspace potential, while rear off-road parking for two vehicles enhances convenience. Ideal for first-time buyers or downsizers, this is a home that feels effortlessly ready to move into and enjoy.

- Immaculately maintained end of terrace home that has clearly been cared for, offering a move in ready finish with a real sense of comfort and quality throughout
- Warm and welcoming lounge designed for everyday living, complete with useful understairs storage and a layout that feels both practical and inviting
- Stylish fitted kitchen with dedicated dining space, featuring modern units, integrated appliances and plenty of room for family meals or entertaining friends
- Patio doors opening from the kitchen into the conservatory, creating a bright and natural flow between living spaces and enhancing the overall sense of light
- Versatile conservatory providing an additional living area, ideal as a relaxing sitting room, dining space or home office with direct access to the garden
- Two well proportioned bedrooms on the first floor, both filled with natural light and offering flexible accommodation for a range of lifestyles

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## 31 Bulrush Close

Horsford, Norwich

### The Location

Perfectly placed in Horsford, Bulrush Close enjoys close proximity to the area's leafy forest trails, ideal for daily dog walks, Sunday strolls, or weekend bike rides beneath the canopy. For families, local parks are within easy reach, providing great spots for after-school play, while a range of nearby schooling options adds to the everyday convenience of this well-connected village setting.

A selection of local amenities makes life at Bulrush Close feel effortlessly simple. Within the village you'll find a Co-op and post office for everyday essentials, while nearby Taverham offers a Tesco store and a Lidl, and Hellesdon provides additional shops and services, ensuring everything you need is close at hand. For locals and visitors alike, the much-loved Dog pub is just around the corner, offering a warm welcome (with dogs very much included!).

Adding to the location's everyday appeal is its seamless access to the Northern Distributor Road (NDR). This handy connection makes commuting or day-tripping to nearby villages and towns refreshingly straightforward, while frequent bus routes provide easy access to Norwich, a vibrant and historic city filled with excellent shopping, cultural attractions, dining, and entertainment.

The Northern Distributor Road (NDR) also offers quick routes out towards the Norfolk Broads, perfect for boating and waterside days out—as well as the unspoilt North Norfolk coastline, renowned for its sandy beaches, wildlife, and charming coastal towns.

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## 31 Bulrush Close

Horsford, Norwich

Bulrush Close, Horsford

This beautifully presented two-bedroom end-of-terrace home offers an exceptional opportunity for first-time buyers or those seeking to downsize into a stylish and easy-to-manage property. Set within a popular residential area and conveniently close to local amenities, the house has been meticulously maintained and is ready to move straight into.

Upon entering, you are welcomed into a warm and inviting lounge that immediately feels homely and comfortable. The space benefits from a staircase rising to the first floor and practical understairs storage, making excellent use of the layout while retaining a cosy atmosphere ideal for relaxing at the end of the day.

To the rear of the property is a quality fitted kitchen and dining area, thoughtfully designed with a range of modern wall and base units and selected integrated appliances. There is ample space for dining, making it perfect for everyday living as well as entertaining. Patio doors lead directly from the kitchen into the conservatory, allowing natural light to flood the space and creating a connection between the indoor and outdoor areas.

The conservatory provides a versatile additional living area, ideal as a sitting room, dining space, or home office. With direct access to the rear garden, it offers a peaceful spot to enjoy the garden outlook throughout the seasons.

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## 31 Bulrush Close

Horsford, Norwich

The first floor hosts two well-proportioned bedrooms, both bright and airy with plenty of natural light. Completing the upstairs accommodation is a recently refurbished bathroom, finished to a high standard with stylish, contemporary fittings. Clever pull-out storage solutions have been incorporated to maximise space while maintaining a clean and luxurious finish.

The property further benefits from gas central heating and double glazing throughout, ensuring year-round comfort and energy efficiency. Externally, there is an attractive front garden, while the private, enclosed rear garden provides a secure and enjoyable outdoor space for relaxing or entertaining. A timber garden shed with power connected offers excellent storage or potential for hobby use.

To the rear of the property, a driveway provides off-road parking for two vehicles, adding to the practicality of this superb home. Well located, tastefully presented, and offering a great balance of comfort and functionality, this delightful property is a fantastic first-time purchase.

Agents Note

This property will be sold freehold.

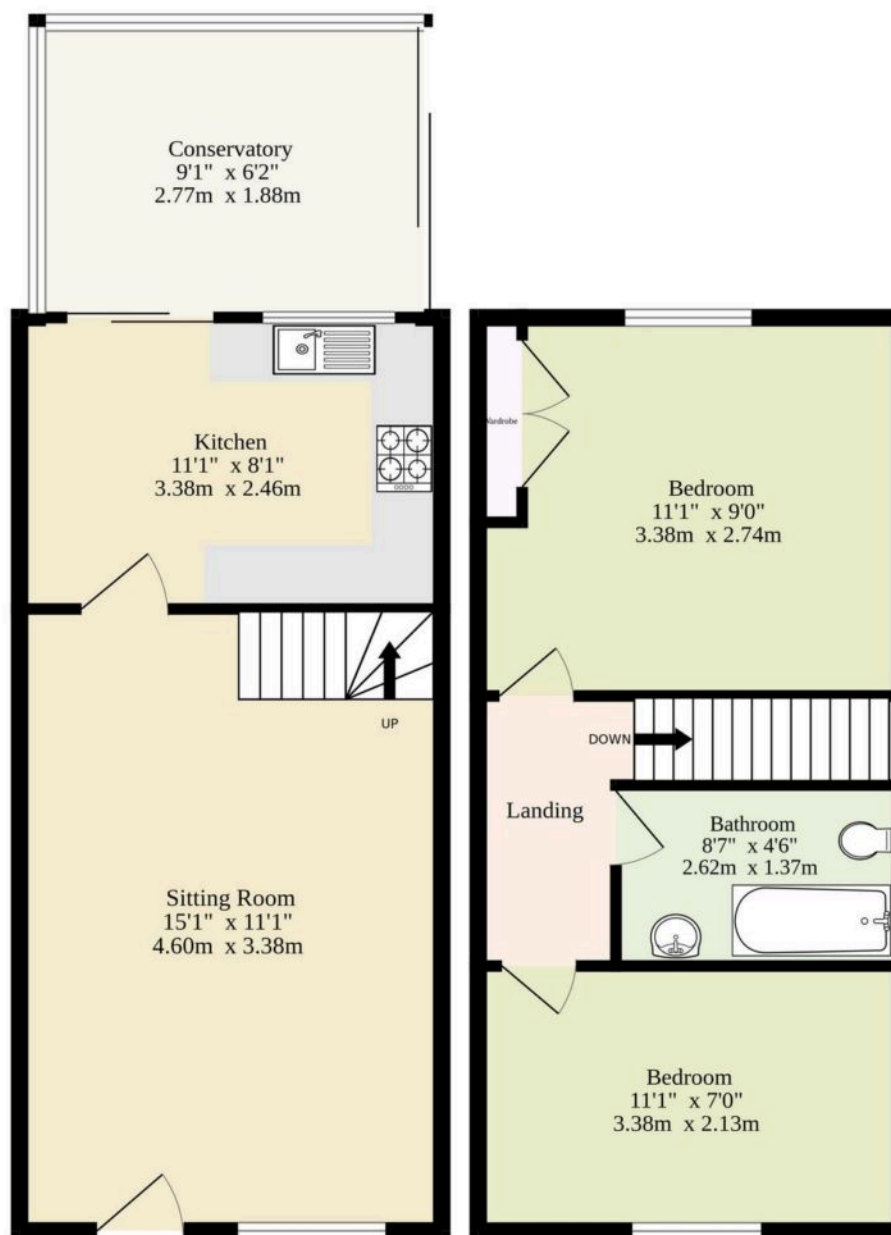
Connected to mains water, electricity, gas and drainage.



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Ground Floor  
312 sq.ft. (29.0 sq.m.) approx.

1st Floor  
267 sq.ft. (24.8 sq.m.) approx.



TOTAL FLOOR AREA : 579 sq.ft. (53.8 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

*Your home, our market*



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