



32 Kilderkin Way, Norwich

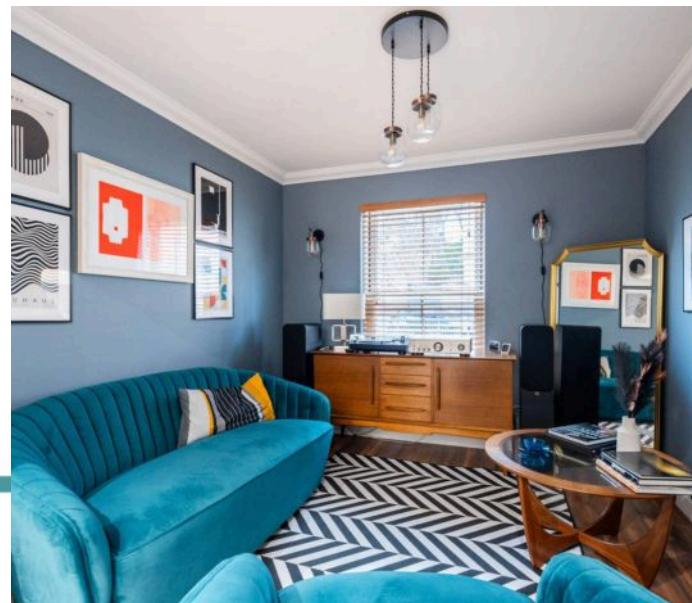
Norwich



Minors & Brady

Quiet moments come easily in this tucked-away three-storey home on Kilderkin Way, where the rhythm of city life feels pleasantly distant despite the central Norwich setting. From the outset, the layout has been carefully considered, with layered living spaces that unfold gradually as you move through the house. The ground floor flows beautifully from the open-plan kitchen diner into a cosy snug, creating a welcoming hub that works just as well for entertaining as it does for unwinding. Elevated to the middle floor, a light-filled sitting room, generous bedroom and indulgent four-piece bathroom offer a sense of separation and calm. The top floor completes the home with three further bedrooms, including a double-windowed principal suite with its own ensuite shower room. Outside, the low-maintenance garden provides a simple, private spot to step out and breathe. An en-bloc leasehold garage and vendor-advised parking add everyday practicality to this quietly confident city home.

- Quietly positioned on Kilderkin Way, the home feels genuinely tucked away while still benefiting from a highly convenient Norwich location close to everyday amenities
- Arranged over three well-planned storeys, the layout creates a natural separation between living, entertaining and sleeping spaces
- The ground floor centres around an open-plan kitchen diner, finished with light cabinetry, brushed chrome fixtures, mosaic tiling and a traditional Belfast sink
- A central island with breakfast stools neatly tucked underneath provides practical workspace and an informal dining option
- A wide opening leads directly into the adjoining snug, making the space ideal for hosting while retaining a comfortable, relaxed atmosphere
- The middle floor offers a double-windowed sitting room that draws in plenty of natural light, along with a well-proportioned bedroom
- The main bathroom on this level features a freestanding bath and a separate shower with rich blue tiling



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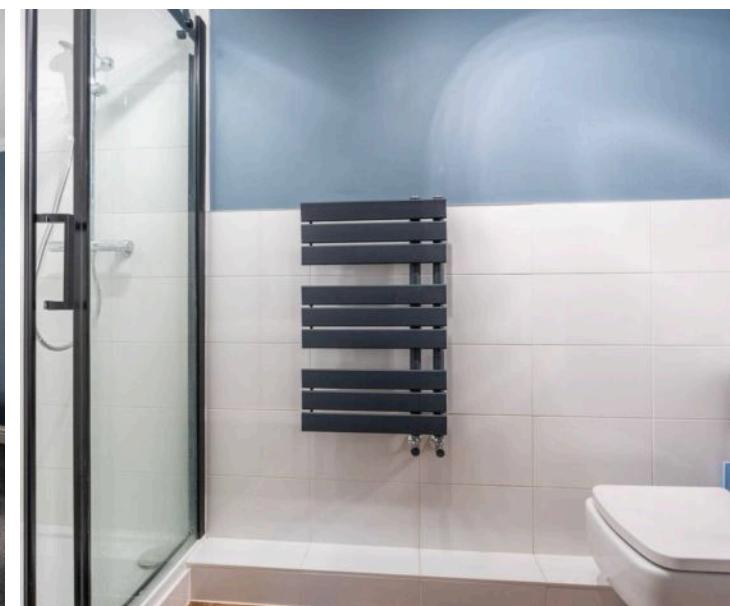
# 32 Kilderkin Way

## The Location

Located on Kilderkin Way, this property enjoys a well-positioned setting close to some of Norwich's most popular amenities. The Riverside Entertainment complex is just a short distance away, offering a range of restaurants, leisure facilities, and cinema, while Morrisons supermarket provides convenient day-to-day shopping nearby. Norwich train station is also within easy reach, making this an ideal location for commuters and those who travel regularly.

The city centre is comfortably accessible on foot, with Chantry Place, Norwich Castle, and a wide selection of shops, cafes, and cultural attractions close at hand. The well-regarded Ber Street Kitchen is nearby, adding to the area's strong local food scene. Just across the river, the village of Trowse offers access to Whitlingham Country Park, a popular spot for walking, cycling, and waterside activities.

The area benefits from excellent transport connections, including easy access to the A47, while still offering a quieter residential feel compared to the very centre of the city. This makes the property well suited to professionals, couples, and families looking for a convenient and well-connected Norwich location.



# 32 Kilderkin Way

## Kilderkin Way, Norwich

Tucked away on the ever-popular Kilderkin Way, this beautifully arranged three-storey terraced home offers stylish city living in a genuinely convenient Norwich location. Despite its central position, the property enjoys a sense of privacy and calm, making it an ideal retreat from the bustle while remaining close to local amenities and transport links.

Practical benefits include an en-bloc leasehold garage and vendor-advised parking facilities, with one space located within the garage itself.

The ground floor opens into a welcoming entrance hall with a convenient WC, leading through to the heart of the home. The open-plan kitchen diner is both elegant and functional, featuring light cabinetry paired with brushed chrome fixtures, mosaic tiled detailing and a classic Belfast sink.

A central island provides additional workspace, with breakfast stools neatly tucked beneath, perfect for casual dining.

A large opening connects into the adjoining snug, creating a warm, sociable space that lends itself effortlessly to entertaining as well as relaxed everyday living.

Rising to the middle floor, you'll find a well-proportioned bedroom alongside a striking four-piece main bathroom. This space is particularly impressive, offering a separate shower finished with rich blue tiling and a freestanding bath that adds a touch of luxury.



## 32 Kilderkin Way

Completing this level is a double-windowed sitting room, flooded with natural light and providing a comfortable, elevated living area away from the main entertaining spaces.

The top floor is dedicated to three bedrooms, making it a versatile layout for families, guests or home working. The double-windowed master bedroom benefits from its own ensuite shower room, while the remaining bedrooms are well balanced and adaptable to changing needs.

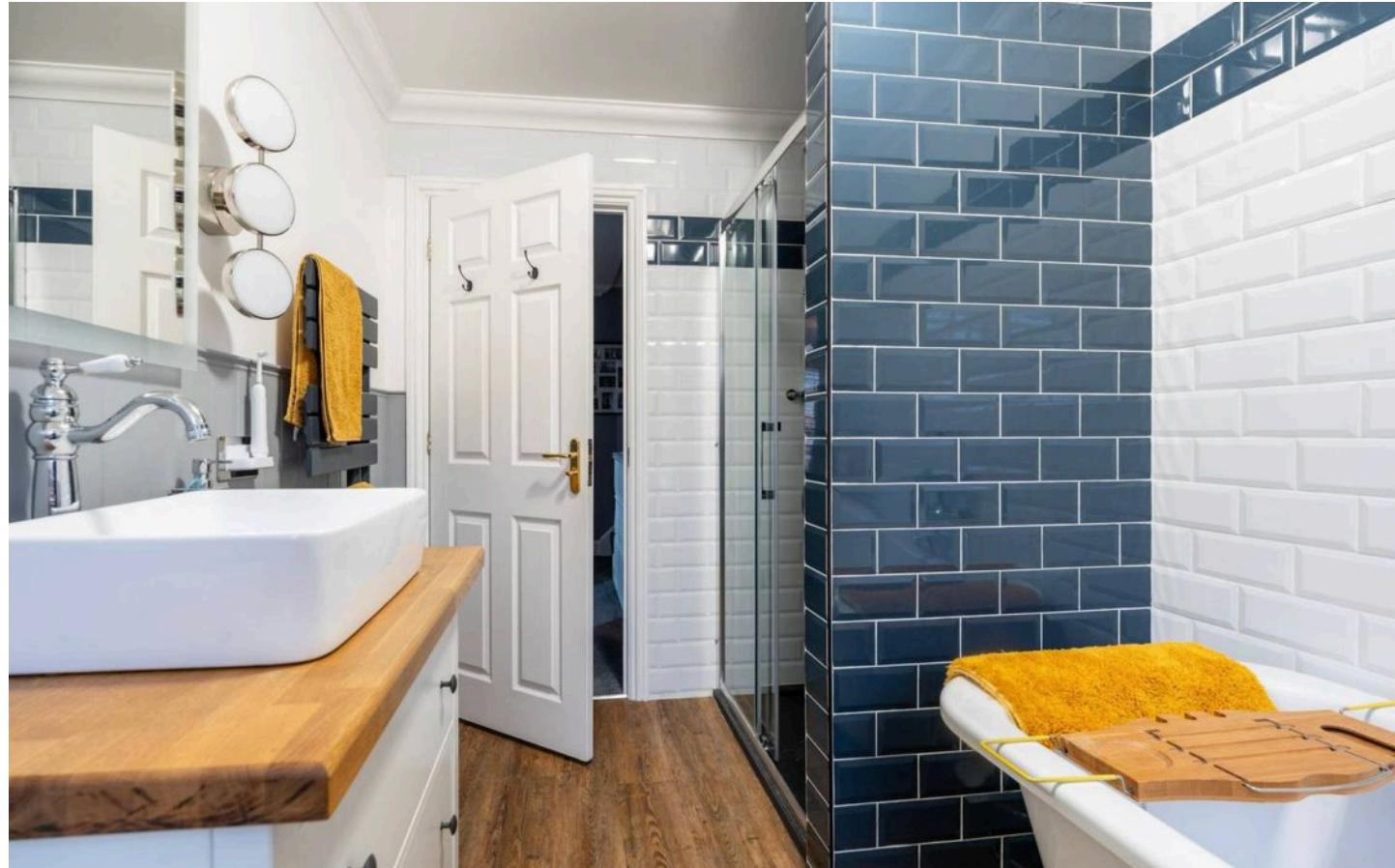
Outside, a low-maintenance garden space offers a simple, easy-care option for outdoor enjoyment without the upkeep, rounding off a thoughtfully designed home that combines modern comfort with a tucked-away city setting.

### Agents Note

The property will be sold freehold and is connected to mains water, electricity, gas, and drainage.

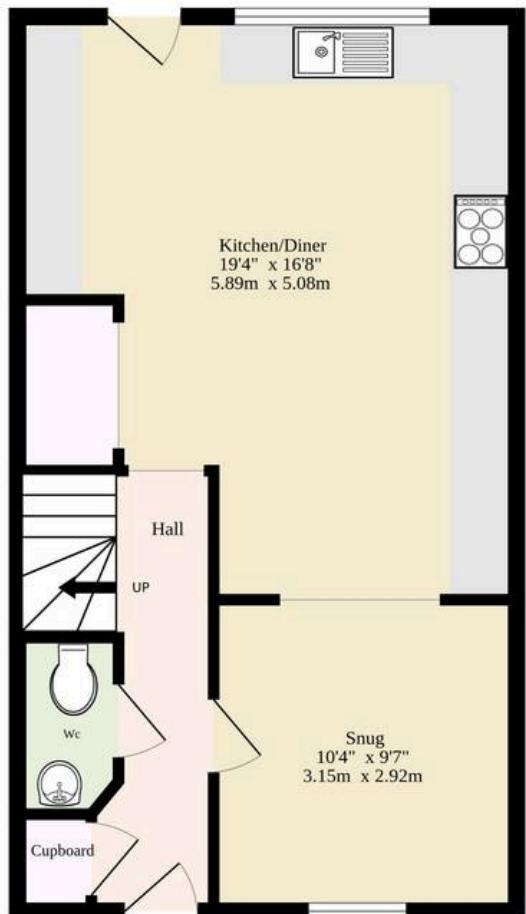
It includes a garage, which is held on a leasehold basis with 114 years remaining.

An annual maintenance charge of £180 applies. There is also a shared pathway providing access to the rear of the garden.

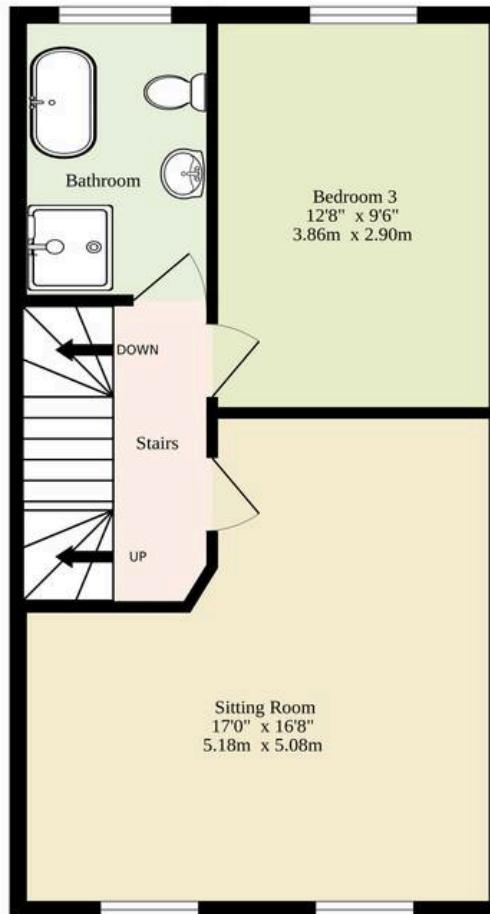




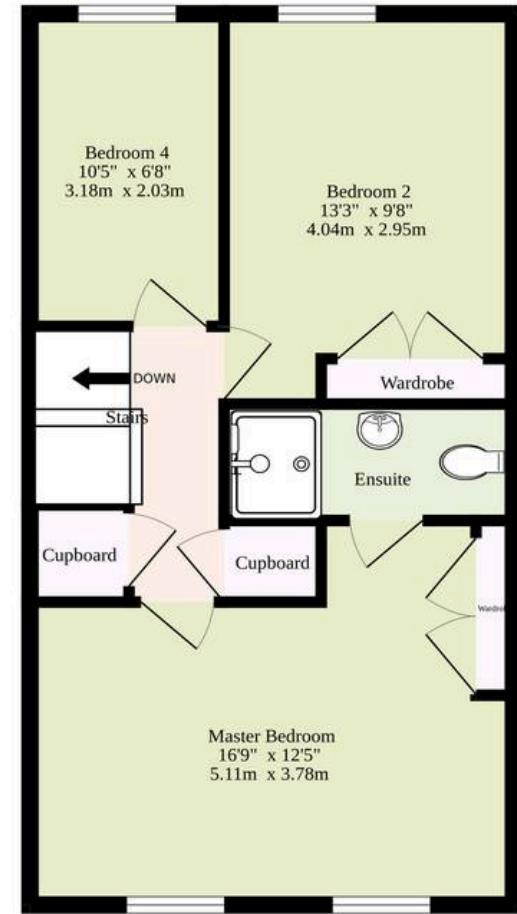
Ground Floor  
654 sq.ft. (60.8 sq.m.) approx.



1st Floor  
499 sq.ft. (46.4 sq.m.) approx.



2nd Floor  
499 sq.ft. (46.4 sq.m.) approx.



**TOTAL FLOOR AREA : 1652 sq.ft. (153.5 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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