



16 Wenman Court, Norwich  
Norwich



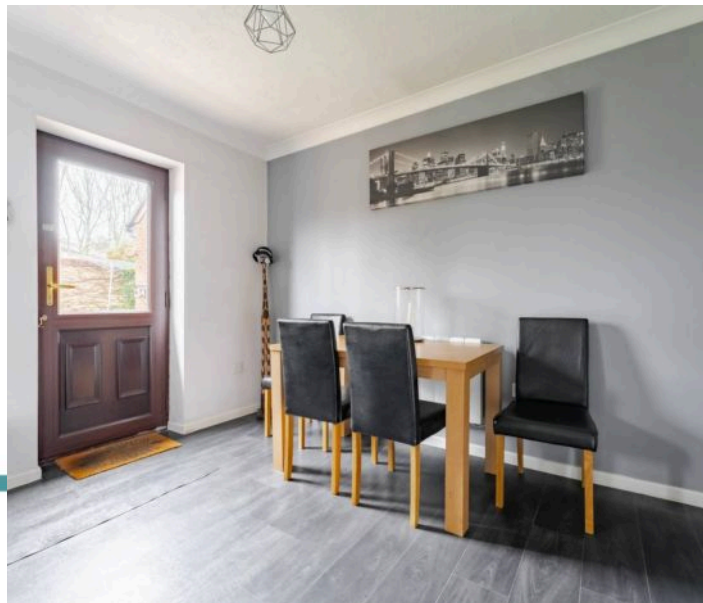
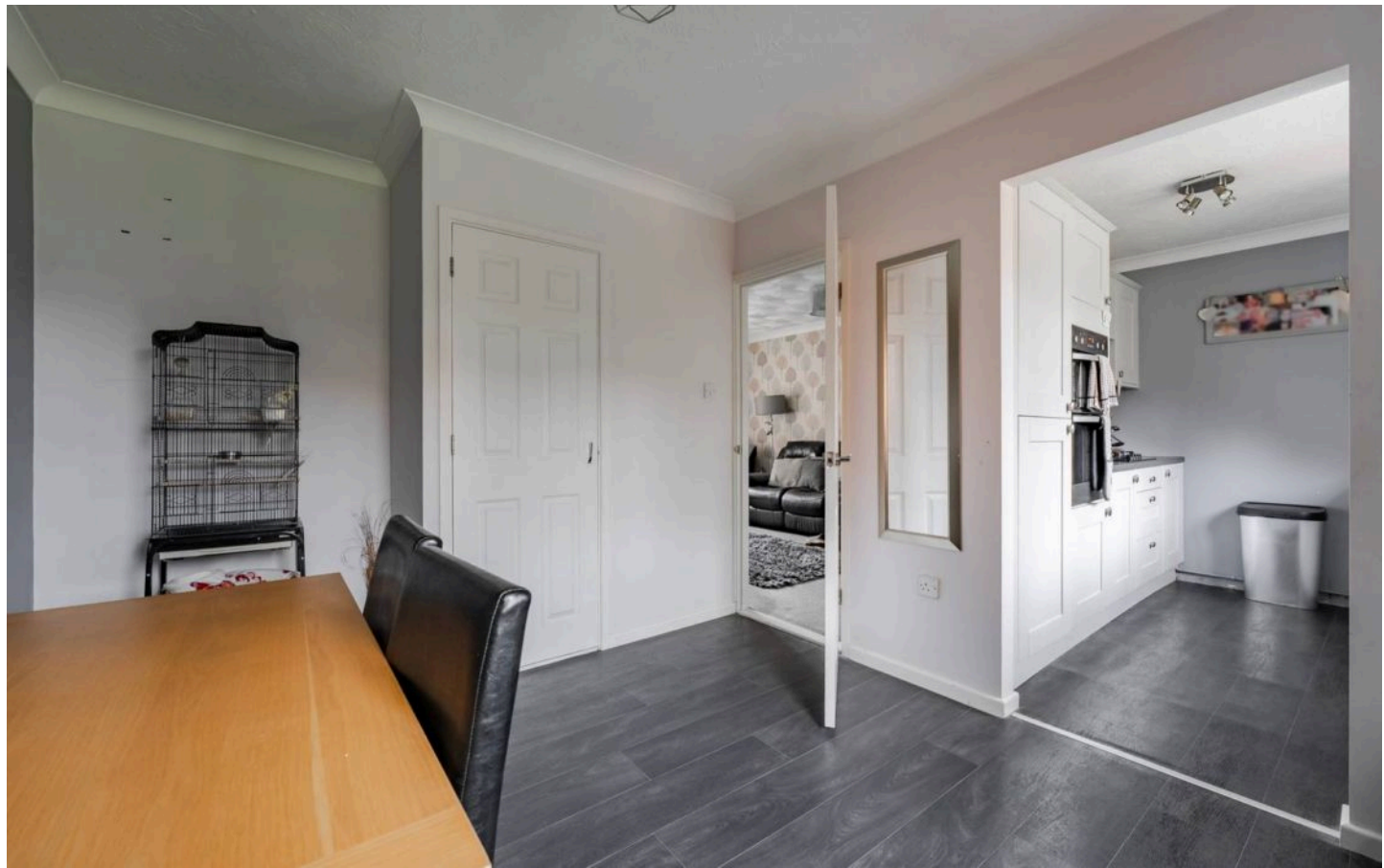
Minors & Brady



## 16 Wenman Court

Hidden in a quiet, sought-after street, this two-bedroom chalet bungalow is full of charm and warmth. Bright and welcoming throughout, it's been carefully maintained and is ready to move into. The lounge is a comfortable, airy space, leading to a dining area with doors opening onto the garden. The kitchen is practical and well-equipped, with plenty of storage and workspace. Both bedrooms are light and spacious, with smart storage options. A modern shower room completes the interior. Outside, the enclosed rear garden offers privacy and a safe space for children or pets. With a garage and driveway, this home combines convenience and appeal in a great location.

- Two-bedroom chalet bungalow, ideal for downsizers, small families, or couples
- Bright and welcoming interior with light-filled lounge and dining areas
- Spacious lounge with front-facing window and soft carpeted flooring
- Practical kitchen with ample storage, integrated appliances, gas hob, and workspace
- Two well-proportioned bedrooms with generous natural light; principal bedroom includes eaves storage
- Modern shower room with shower cubicle, WC, and wash hand basin
- Private, fully enclosed rear garden, perfect for children, pets, or outdoor entertaining
- Single garage and generous driveway providing off-road parking and additional storage
- Quiet, highly sought-after location with convenient access to Norwich city centre and A47
- Close to local amenities, schools, parks, retail options, and green walking routes







M&B



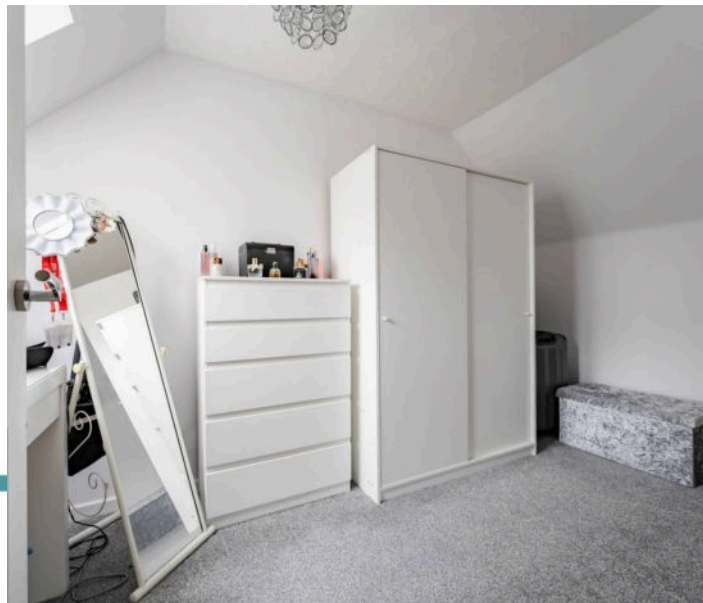
## 16 Wenman Court

### The Location

Situated in a well-connected and popular area, Wenman Court offers a convenient and comfortable place to live with excellent access to local amenities and transport links. Regular bus routes provide reliable connections into Norwich city centre in around 30 minutes, while the nearby A47 offers easy travel to surrounding areas.

Residents benefit from a wide range of shopping and leisure options at Longwater Retail Park, home to Sainsbury's, Aldi, M&S, Next and The Range. Bowthorpe is within a 10-minute walk, and Wenman Court is approximately 15 minutes from the local health centre, doctors' surgery and Roys supermarket, making everyday errands simple.

The area is surrounded by green spaces and walking routes, including a popular scenic lake near the university buildings. Its close proximity to the Norfolk and Norwich University Hospital and the University of East Anglia makes the location ideal for healthcare workers, students and families alike. Local schools, parks, shops and leisure facilities such as Namco Bowling further enhance the appeal of this well-located development.



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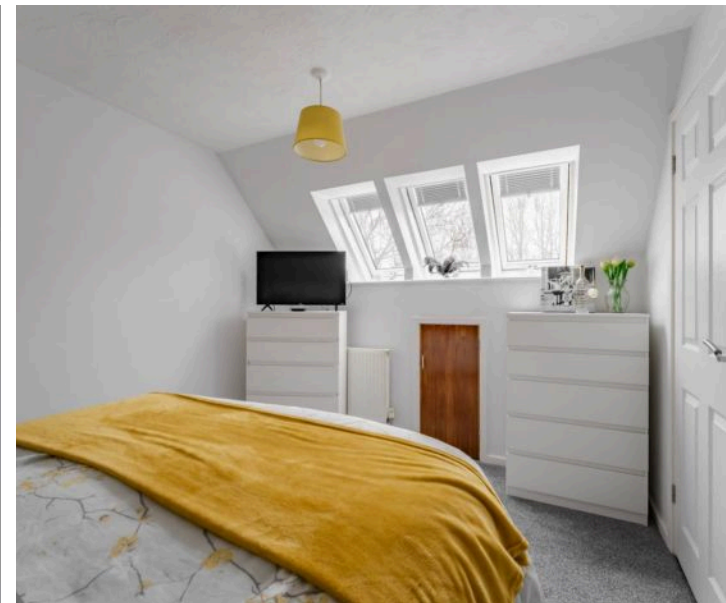
Norwich, Norwich

## Wenman Court, Bowthorpe

This beautifully presented two-bedroom semi-detached chalet bungalow offers a perfect blend of comfort, style, and practicality, making it an excellent choice for downsizers, small families, or couples looking for a ready-to-move-into home. Situated in a highly sought-after neighbourhood, the property is carefully maintained and exudes a welcoming, homely atmosphere throughout.

Upon entering, you are greeted by a bright and airy entrance hall that sets the tone for the rest of the home. The spacious lounge, with its large front-facing window, provides a warm and inviting space for relaxing or entertaining, complemented by soft carpeted flooring and a thoughtfully designed layout. Adjoining this is the dining room, which enjoys direct access to the rear garden through a double-glazed door. With laminate flooring and plenty of natural light, it is perfectly suited for family meals or social gatherings.

The kitchen is efficiently arranged with a range of wall and base units, ample work surfaces, and integrated appliances, including a fridge/freezer and washing machine plumbing. A gas hob and conveniently located boiler add to the kitchen's practicality, while a rear-facing window overlooks the garden, bringing in natural light and a pleasant view during daily tasks.





## 16 Wenman Court

The property offers two well-proportioned bedrooms, both featuring carpeted floors and generous natural light. The principal bedroom provides access to eaves storage, adding a practical solution for belongings, while the second bedroom is ideal for guests, children, or a home office. The shower room is stylishly finished and includes a shower cubicle, WC, wash hand basin, and vinyl flooring for easy maintenance.

Externally, the bungalow benefits from a private and fully enclosed rear garden, offering a safe and tranquil space for children and pets or for outdoor entertaining. The property also includes a valuable single garage and a generous driveway, providing ample off-road parking and additional storage options.

Presented to an exceptionally high standard throughout, this charming bungalow combines comfort and character in a location that is highly desirable. It offers a versatile and welcoming home ready to be enjoyed with minimal fuss, perfect for those seeking a peaceful yet well-connected neighbourhood.

### Agents Note

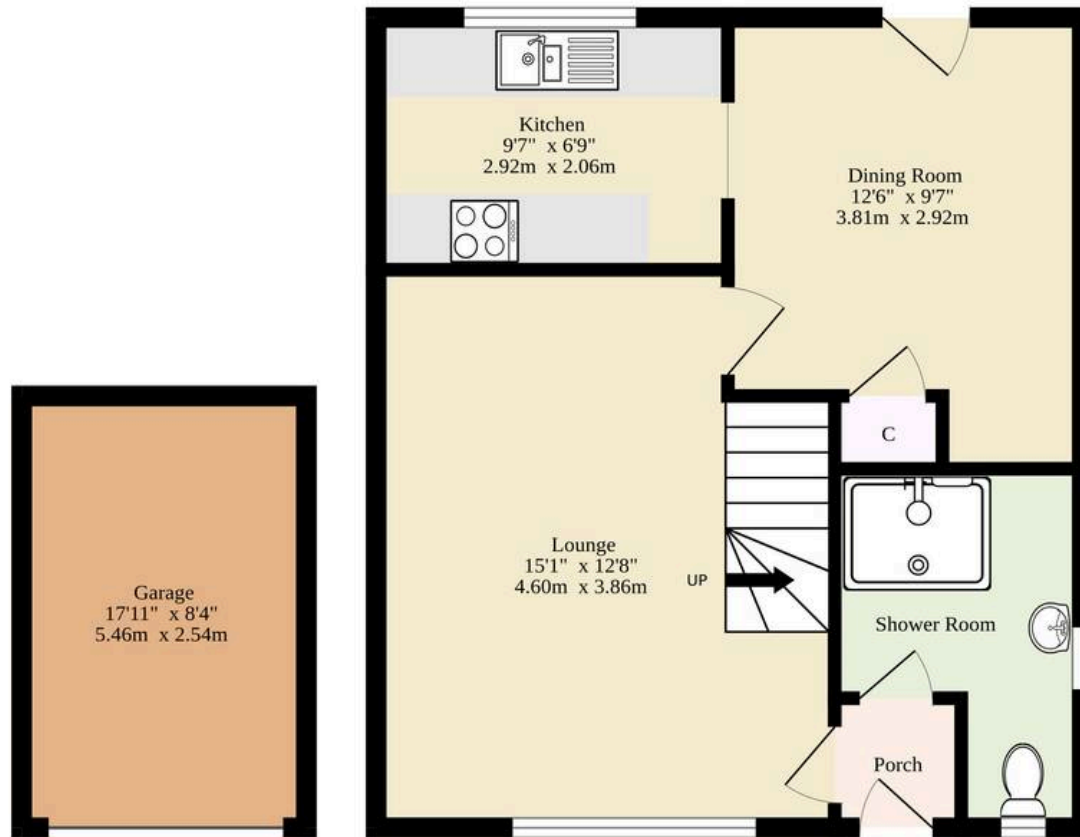
This property is being sold with freehold ownership.

It is connected to mains water, electricity, gas and a drainage system.

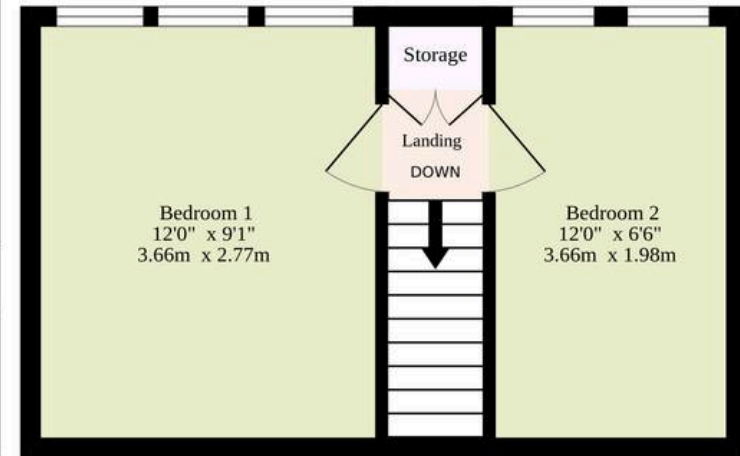




**Ground Floor**  
599 sq.ft. (55.6 sq.m.) approx.



**1st Floor**  
199 sq.ft. (18.5 sq.m.) approx.



**TOTAL FLOOR AREA : 798 sq.ft. (74.1 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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