



6 Pollywiggle Close, Norwich
Norwich



Minors & Brady

6 Pollywiggle Close

This attractive two-bedroom mid-terrace home offers modern, low-maintenance living in a quiet and well-kept setting.

Designed for comfort and ease, the property is ideal for buyers seeking a calm environment without compromising on contemporary style. The bright living space opens seamlessly to the rear garden, creating a relaxed atmosphere that works perfectly for everyday living and entertaining. Well-proportioned bedrooms provide flexibility for working from home, guests, or growing needs. Outside, the enclosed garden offers a private space to unwind, while off-road parking adds everyday convenience. The home is presented in excellent condition, allowing a smooth and stress-free move. Overall, this is a lifestyle-focused property that balances tranquillity, practicality, and modern living.

- Well-presented two-bedroom mid-terrace house
- Modern layout arranged over two floors
- Bright and comfortable lounge with patio doors to the garden
- Contemporary fitted kitchen with integrated oven and hob
- Ground floor WC and useful storage
- Two well-proportioned bedrooms off the landing
- Modern bathroom with shower over bath
- Enclosed, low-maintenance rear garden with seating area
- One allocated off-road parking space
- Double glazing and gas central heating throughout





M&B

6 Pollywiggle Close

The Location

Situated in a well-connected and popular area, **Pollywiggle Close** 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 Pollywiggle Close 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 Bowring further enhance the appeal of this well-located development.



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Pollywiggle Close, Bowthorpe

This modern two-bedroom mid-terrace home is well presented throughout and offers comfortable, low-maintenance living, making it an ideal choice for first-time buyers or those seeking a buy-to-let investment. The property also benefits from the valuable addition of off-road parking and is ready to move straight into.

The accommodation is arranged over two floors and begins with a welcoming entrance hall providing access to the main living areas, a ground floor WC, useful under-stairs storage, and stairs leading to the first floor. The lounge is a bright and inviting space, enhanced by patio doors that open directly onto the rear garden, allowing natural light to flow through and creating a pleasant connection between indoor and outdoor living.

The kitchen is fitted with a range of contemporary wall and base units with work surfaces over, offering practical storage and preparation space. Cooking facilities include a gas hob and fitted oven, with space available for additional appliances such as a fridge/freezer and washing machine.

A front-facing window provides natural light, and the room is finished in a clean, modern style.



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On the first floor, the landing leads to two well-proportioned bedrooms and the bathroom. The main bedroom is a generous double with ample room for furnishings, while the second bedroom is ideal for use as a guest room, home office, or nursery.

The bathroom is neatly arranged and features a panelled bath with shower over, WC, and hand wash basin, complemented by a frosted window for privacy.

Outside, the property continues to offer practical and attractive features. There is a designated off-road parking space to the front, while the enclosed rear garden has been designed for ease of maintenance, with a patio seating area and shingled sections, all enclosed by timber fencing.

Additional benefits include double glazing, gas central heating, and excellent overall condition throughout. This is a well-balanced home that combines modern features with practical living space and is sure to appeal to a wide range of buyers.

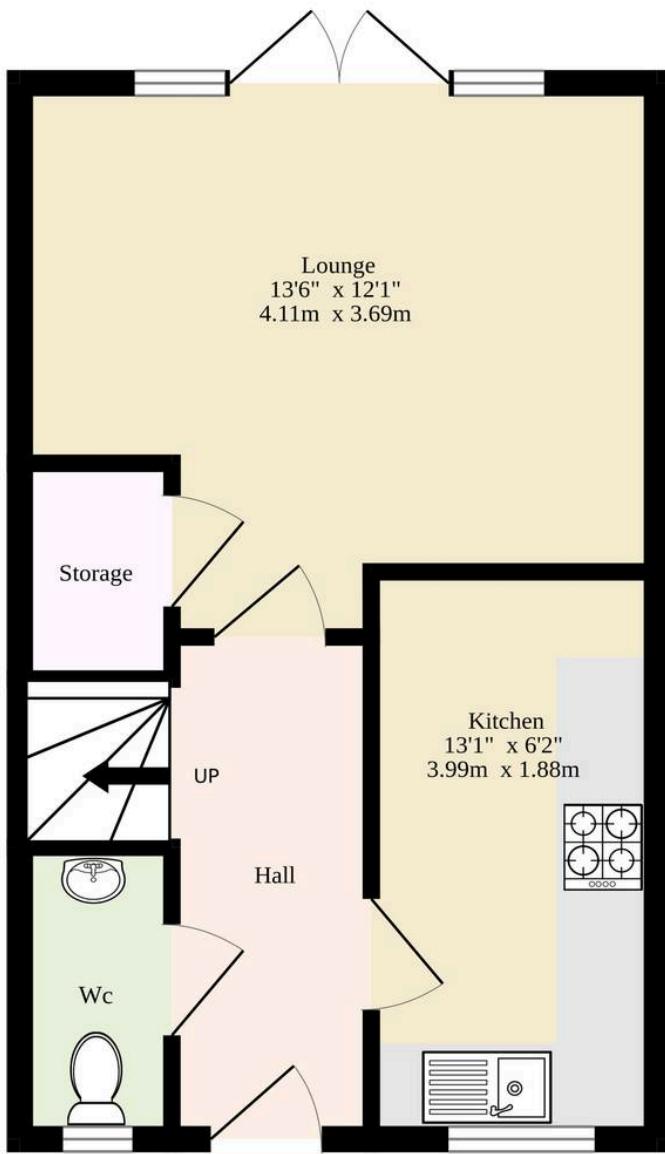
Agents Note

Tenure: Freehold

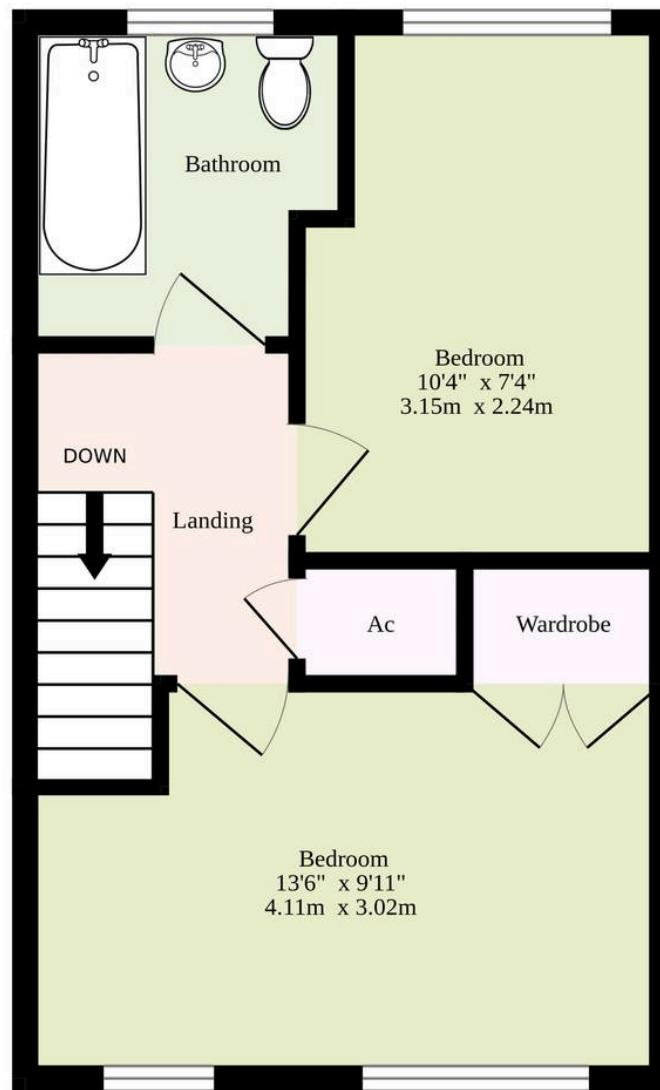
The property is connected to mains water, electricity, gas, and drainage.



Ground Floor
292 sq.ft. (27.1 sq.m.) approx.



1st Floor
291 sq.ft. (27.0 sq.m.) approx.



TOTAL FLOOR AREA : 583 sq.ft. (54.2 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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