



Minors & Brady
WROXHAM
FOR SALE
01603 780088

21 Barnes Close, Norwich
Norwich



Minors & Brady

A beautifully presented home offering comfortable living in a quiet and well-established residential setting. The property benefits from off-road parking to the front and a well-planned internal layout suited to modern lifestyles. An inviting entrance hall leads to a generous sitting room filled with natural light, featuring both a front-facing window and patio doors opening onto the rear garden. The kitchen is finished in a soft, muted green with characterful mosaic-style flooring, complemented by a practical rear utility room with external access. Upstairs, three well-proportioned bedrooms are served by a main bathroom complete with a corner bath. Outside, the property enjoys a notably large and well-enclosed garden plot. The combination of patio and lawn creates an attractive, usable space that is easy to maintain and ideal for everyday enjoyment.

- Pleasant residential setting with a calm atmosphere and easy access to local amenities
- Off-road parking positioned to the front of the property for everyday convenience
- Welcoming entrance hall providing a practical layout with stairs rising to the first floor
- Spacious sitting room offering excellent proportions for both living and dining furniture
- Large front-facing window and patio doors to the rear allowing for plenty of natural light
- Kitchen finished in a muted green tone, complemented by characterful mosaic-style flooring
- Separate rear utility room providing additional storage and workspace, with a door leading outside
- Three well-proportioned bedrooms offering flexible accommodation for family life or home working
- Main bathroom fitted with a corner bath, creating a comfortable and relaxing space





M&B

21 Barnes Close

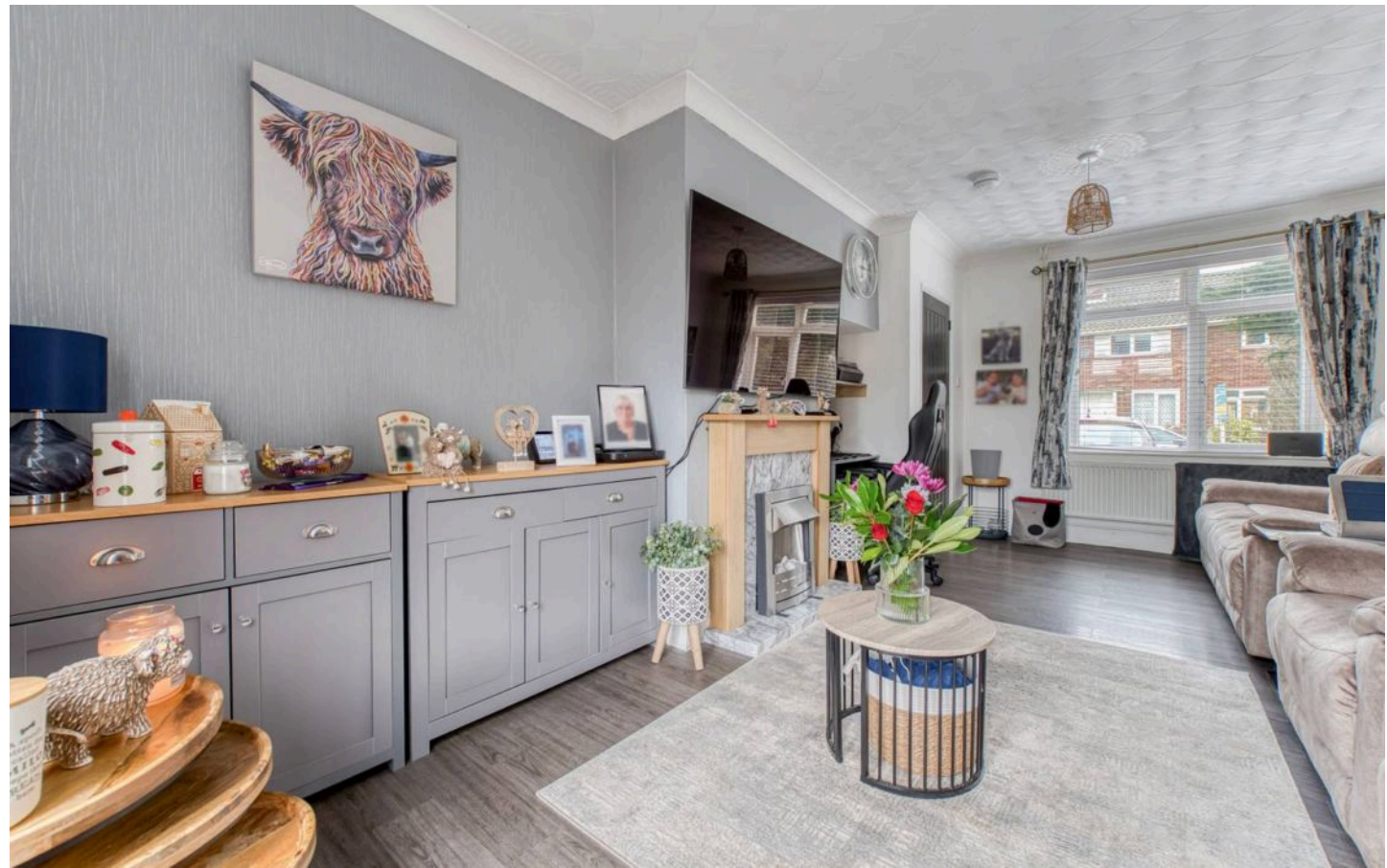
The Location

Barnes Close is a residential cul-de-sac located in the northeast of Norwich, offering a peaceful setting while remaining within easy reach of the city centre. The area is well served by local amenities, including convenience stores, small supermarkets, and independent retailers, making everyday errands straightforward and convenient.

Families benefit from nearby schools such as Heartsease Primary Academy, St William's Primary School, and Falcon Junior School, with secondary options including Open Academy and Notre Dame High School, providing education for a range of age groups.

Healthcare facilities are readily accessible, with local GP practices, pharmacies, and clinics close by, and the Norfolk and Norwich University Hospital within a short drive for more comprehensive medical care.

Transport links are reliable, with regular bus services connecting the area to the city centre and surrounding neighbourhoods, while the nearby Norwich Ring Road offers convenient road access. Residents can also enjoy nearby green spaces and parks, ideal for walking, cycling, and outdoor leisure.



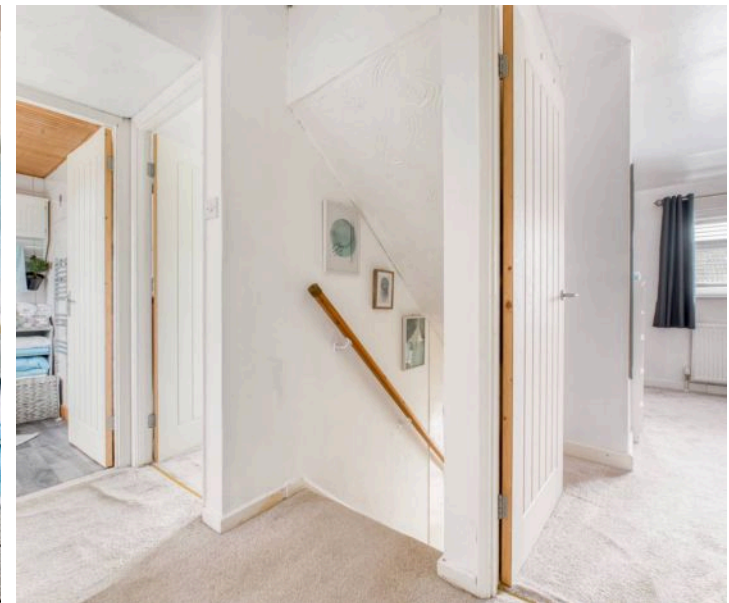
21 Barnes Close

Barnes Close, Heartsease

Tucked away in a quiet residential setting, this welcoming home offers a well-balanced layout with off-road parking conveniently positioned to the front. Stepping inside, the entrance hall provides a pleasant first impression and leads directly to the staircase ascending to the first floor, creating a natural and practical flow through the property.

The sitting room is a real highlight, offering generous proportions that easily accommodate both living and dining furniture. A large front-facing window allows plenty of natural light to fill the space, while patio doors to the rear open directly onto the garden, creating a lovely connection between indoor and outdoor living and making the room ideal for both everyday use and entertaining.

The kitchen is finished in a muted green tone, giving it a calm and contemporary feel. Mosaic-style flooring adds character and texture, complementing the overall design while remaining practical for daily life. To the rear, a separate utility room provides valuable additional storage and workspace, with the benefit of a rear access door leading out to the garden.



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Upstairs, the property offers three bedrooms, each providing flexible accommodation suitable for family living, guests, or home working. The main bathroom is fitted with a corner bath, creating a comfortable and relaxing space to unwind.

Outside, the property sits on a large garden plot that has been thoughtfully arranged to offer a perfect balance of patio and lawn. The garden is well enclosed, providing a sense of privacy and security, and offers plenty of space for outdoor dining, play, or simply enjoying the surroundings. The ratio of hard landscaping to green space has been carefully considered, resulting in a garden that is both attractive and easy to maintain.

Agents Note

This property will be sold freehold.

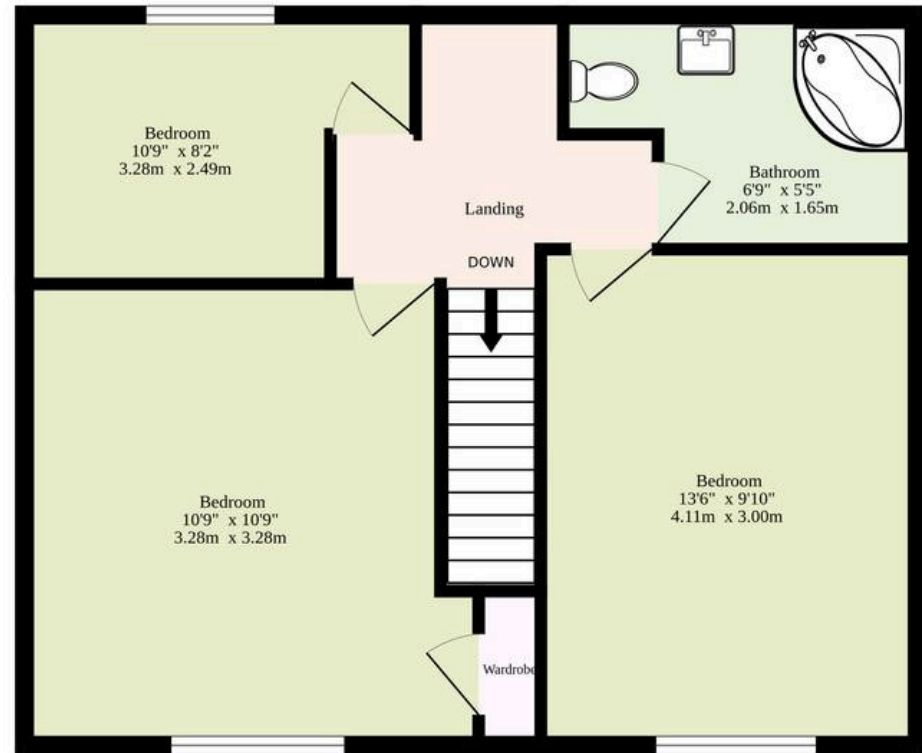
Connected to mains water, electricity and drainage.



Ground Floor
402 sq.ft. (37.3 sq.m.) approx.



1st Floor
456 sq.ft. (42.4 sq.m.) approx.



TOTAL FLOOR AREA : 858 sq.ft. (79.7 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?

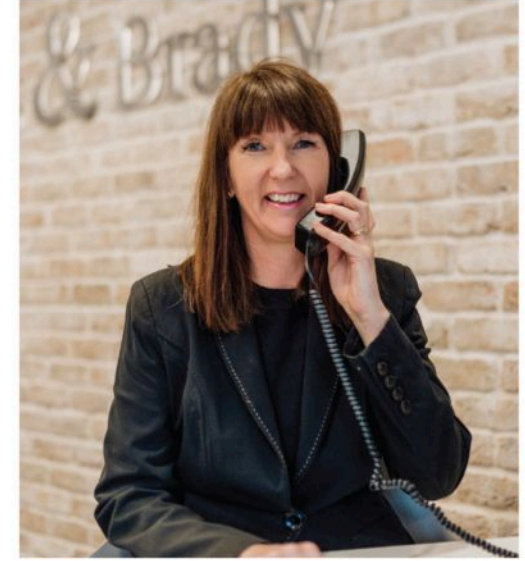
Let's make it a *reality*



Meet *Abi*
Branch Partner



Meet *Karol*
Property Valuer



Meet *Claire*
Aftersales Team Leader

Minors & Brady

Your home, our market



wroxham@minorsandbrady.co.uk



01603 783088



6 Church Road, Wroxham, Norwich, NR12 8UG

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