



5 Layer Close, Norwich

Norwich



Minors & Brady

5 Layer Close

This well-presented detached bungalow is located within a quiet and popular residential area to the west of Norwich. The property offers spacious and versatile accommodation, making it suitable for a wide range of buyers. Inside, there are three bedrooms alongside two separate reception rooms, providing flexibility for both everyday living and entertaining. The home benefits from both a family bathroom and a separate shower room, adding practicality for modern living. Improvements carried out by the current owners mean the property is well maintained throughout. Outside, the bungalow enjoys attractive landscaped gardens that are neatly kept and easy to maintain. With driveway parking and a desirable location, this property represents a comfortable and appealing home.

- Detached bungalow in a popular west Norwich location, positioned within a well-regarded and peaceful residential area
- Three well-proportioned bedrooms, offering flexible accommodation suitable for families, downsizers, or those needing home office space
- Two separate reception rooms, allowing for a comfortable living room and a dedicated dining or additional sitting area
- Well-arranged kitchen, providing practical workspace and storage for everyday cooking and meal preparation
- Family bathroom and separate shower room, offering added convenience and flexibility for occupants and guests
- Improved and maintained by the current owner, resulting in a property presented in good order throughout
- uPVC double glazing and gas-fired central heating, contributing to comfort, efficiency, and year-round usability
- Driveway parking, providing off-road parking and ease of access
- Attractive open-plan front garden, creating a pleasant first impression and enhancing kerb appeal





M&B

5 Layer Close

The Location

Situated in a sought-after and well-connected area, Layer Close offers a blend of convenience, comfort, and accessibility, with easy access to a wide range of local amenities and transport links.

Regular bus routes provide reliable connections into Norwich city centre in around 30 minutes, making commuting or enjoying city life straightforward. For those travelling further afield, the A47 is just a short drive away, offering excellent links to surrounding areas.

A variety of shopping and leisure options can be found nearby at Longwater Retail Park, home to Sainsbury's, Aldi, M&S, Next, and The Range. Bowthorpe is within a 10-minute walk, while Layer Close is approximately 15 minutes from the local health centre, doctors' surgery, and Roys supermarket, ensuring everyday essentials are close at hand.

The area benefits from attractive open spaces, including a popular lakeside walk overlooking the university buildings, as well as nearby parks and green areas ideal for outdoor enjoyment. Layer Close is also conveniently located for the Norfolk and Norwich University Hospital and the University of East Anglia, making it well suited to healthcare professionals, students, and university staff. With good local schools, shops, leisure facilities, and amenities nearby, Layer Close provides an excellent setting for modern, well-connected living.

Agents Note

This property is sold as freehold.

Connected to mains water, electricity, gas and drainage.



5 Layer Close

Norwich, Norwich

Layer Close, Norwich

This well-presented detached bungalow is set within a quiet and popular residential area to the west of Norwich, offering spacious and flexible accommodation that has been thoughtfully improved by the current owners.

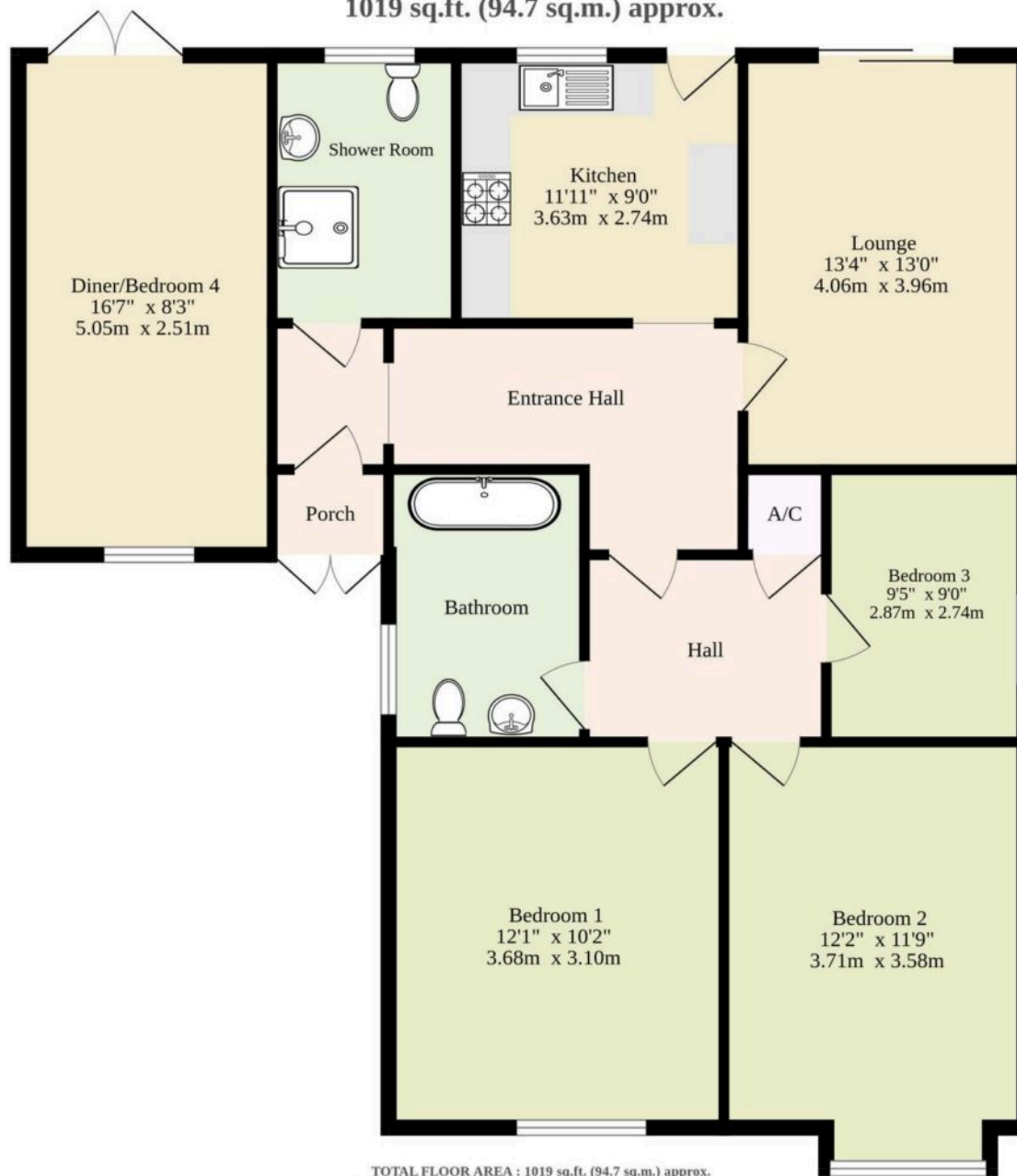
The property provides a comfortable layout ideal for a range of buyers, with three well-proportioned bedrooms and two separate reception rooms, allowing for both relaxed living and formal dining. A welcoming entrance porch and hallway lead through to the main living spaces, while the kitchen is practical and well arranged for everyday use.

The accommodation is complemented by a family bathroom as well as a separate shower room, adding convenience and versatility. Throughout the home, the presentation is of a good standard, further enhanced by uPVC double glazing and gas-fired central heating, ensuring comfort and efficiency all year round. The bungalow's layout and condition make it ready to enjoy, while still offering scope for personalisation if desired.

Externally, the property continues to impress. To the front, open-plan gardens create an attractive approach, alongside driveway parking for added practicality. To the rear, the beautifully maintained landscaped garden provides a private and peaceful outdoor space, ideal for relaxing, entertaining, or simply enjoying the surroundings. With its sought-after location, generous accommodation, and well-cared-for gardens, this appealing bungalow is one that truly merits an internal viewing.



Ground Floor
1019 sq.ft. (94.7 sq.m.) approx.



TOTAL FLOOR AREA : 1019 sq.ft. (94.7 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 *Liam*
Branch Manager



Meet *Rosie*
Senior Sales Progressor



Meet *Tristan*
Senior Property Valuer

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