



28 Holmes Close, Norwich

Norwich



Minors & Brady

## 28 Holmes Close

Situated in the popular residential area of Heartsease, this spacious two-bedroom apartment offers comfortable living in a convenient setting. The property is well maintained and ready for immediate occupation, making it an appealing choice for a range of buyers. Both bedrooms are generously proportioned, providing flexibility for rest, guests, or working from home. A bright and expansive sitting and dining area creates an inviting space suited to everyday living and entertaining. The kitchen is thoughtfully designed with ample storage and practical workspace to support modern routines. A separate WC alongside a bathroom with basin and bath enhances functionality for households and visitors alike. Completing the home is a private balcony and allocated storage shed, adding useful outdoor space and extra practicality.

- Spacious two-bedroom apartment in a sought-after residential area
  - Generously sized bedrooms suitable for relaxation or home working
  - Bright and versatile sitting and dining room
  - Well-designed kitchen with ample storage and workspace
  - Bathroom with separate WC for added convenience
  - Private balcony offering a pleasant outdoor space
  - Allocated storage shed providing extra storage capacity
  - Well-maintained and ready to move into condition
- The vendor has stated that there is communal parking available and that it is easily accessible. However, this has not been independently verified by us, and we have not been able to clearly identify the parking provision.
- Buyers must therefore satisfy themselves as to the availability, location and any associated terms or restrictions relating to parking before proceeding.





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## 28 Holmes Close

### The Location

Heartsease is a well-established and much-loved residential area to the east of Norwich city centre, known for its friendly community feel and everyday convenience. With Thorpe St. Andrew close by, residents enjoy access to a wider range of amenities while retaining the area's quieter, residential character.

There's a good selection of local shops, cafés, and essential services, along with further retail and leisure options at nearby Sainsbury's and Riverside Retail Park. Independent businesses add to the area's welcoming, village-like atmosphere.

Well-regarded schools are within easy reach, including Thorpe St. Andrew School and Sixth Form. Green spaces and local parks offer plenty of room for relaxation, dog walking, and family time, while riverside walks along the River Yare are just a short journey away.

With strong transport links, including regular bus services and good road connections to Norwich city centre, Thorpe St. Andrew, and the Norfolk Broads, Heartsease combines comfort, convenience, and community in an inviting place to call home.

### Holmes Close, Heartsease

Situated in the popular residential area of Heartsease, this spacious and well-presented two-bedroom apartment offers comfortable living in a convenient location. Ideal for first-time buyers, downsizers, or investors, the property is clean, well maintained, and ready to move into.



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The apartment boasts two generously sized bedrooms, providing ample space for relaxation or home working. The large sitting and dining room is a standout feature, offering a bright and versatile living area perfect for entertaining guests or enjoying quiet evenings at home.

The kitchen is well laid out with plenty of storage and workspace, making it both practical and functional for everyday use.

The bathroom arrangement is particularly convenient, with a separate WC and an adjoining room featuring a basin and bath, allowing for ease of use for families or when hosting visitors.

Further benefits include a private balcony, providing a pleasant outdoor space to enjoy fresh air and unwind. The property also comes with an allocated storage shed, offering valuable additional storage space.

Overall, this clean and spacious apartment in Heartsease presents an excellent opportunity to secure a well-proportioned home in a sought-after area.

#### **Agents Note**

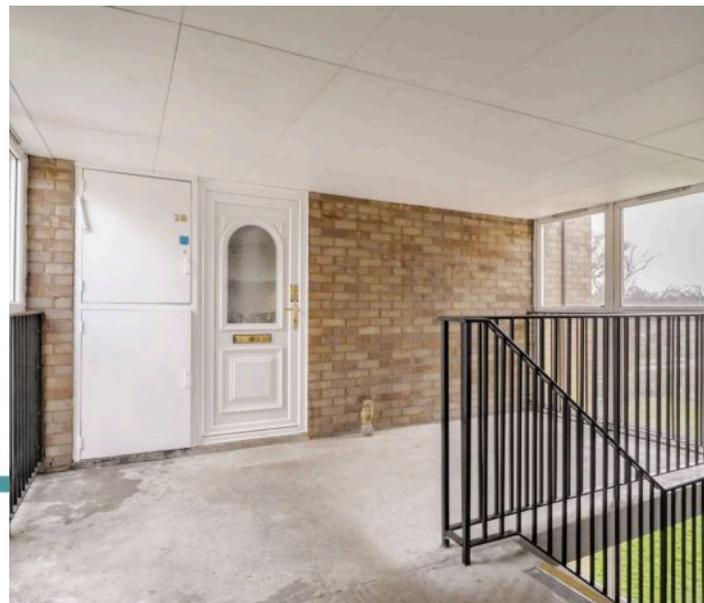
This property will be sold leasehold, with 100 years remaining on the lease. (125 years from 8th May 2000)

Connected to mains water, electricity, gas and drainage.

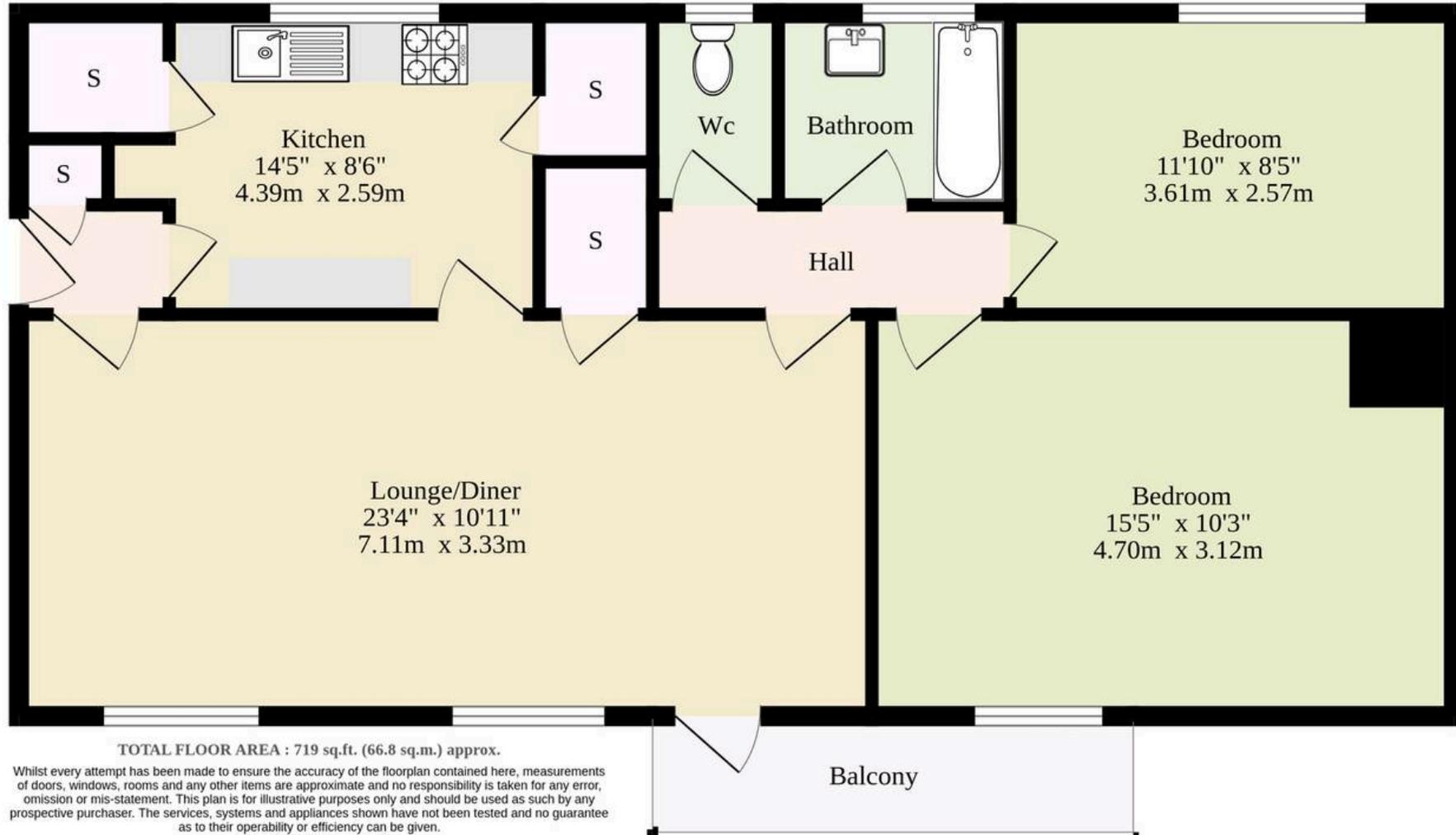
Ground Rent: £10, per annum.

Maintenance: £495, per annum.

Some images used in this listing have been digitally staged to illustrate potential furnishing and layout options. We recommend arranging a viewing to assess the space and features in person.



719 sq.ft. (66.8 sq.m.) approx.



TOTAL FLOOR AREA : 719 sq.ft. (66.8 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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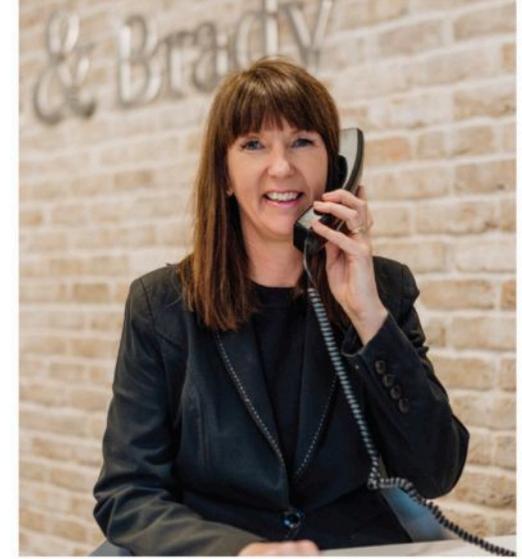
# Dreaming of this home? Let's make it a *reality*



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Meet *Karol*  
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Meet *Claire*  
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*Your home, our market*



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