



12 Yaxley Way, Norwich
Norwich



Minors & Brady

This detached house is tucked away in a peaceful location, offering excellent potential to remodel and update. The home features a versatile layout with gas-fired central heating and a recently replaced boiler, ensuring comfort and peace of mind. A welcoming hallway leads to a spacious dual-aspect 18' sitting room, filled with natural light and complemented by practical under-stair storage. The open-plan kitchen and dining area provides ample space for entertaining, with modern fitted units, essential appliances, and direct access to the rear garden. Upstairs, there are three well-proportioned bedrooms, with the option to reinstate a fourth bedroom, along with a contemporary family bathroom with a glass-enclosed shower. Outside, the property boasts a driveway for multiple vehicles, a garage with an electric door, and a larger-than-average private and enclosed rear garden.

Combining space, flexibility, and potential, this home is an ideal canvas for buyers looking to create their perfect family residence.

- Detached family home situated in a tucked-away and peaceful position, set back from the road for added privacy
- Offering excellent potential to remodel and update, allowing buyers to tailor the property to their own style and needs
- Spacious dual-aspect sitting room, filled with natural light and offering flexible furnishing options
- Generous open-plan kitchen and dining room, ideal for everyday living and entertaining, with ample storage throughout
- Three well-proportioned bedrooms, formerly arranged as four bedrooms, with the option to easily reinstate the original layout
- Centrally located family bathroom fitted with a modern three-piece suite and glass-enclosed shower cubicle
- Convenient ground-floor W.C positioned off the entrance hallway, ideal for guests and family use
- Brick-weave driveway providing parking for multiple vehicles, leading to a garage with an electric roller door





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12 Yaxley Way

The Location

NR5 is a popular residential suburb on the western outskirts of Norwich, offering a peaceful setting while keeping everything you need close at hand. The area is well-served for everyday essentials, with several local shops and convenience stores nearby.

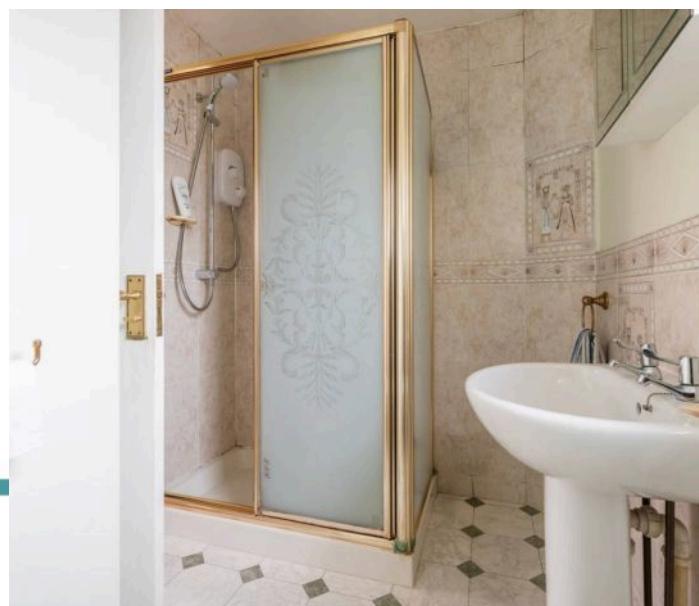
For larger retail and leisure options, Longwater Retail Park is just a short drive away, offering plenty of dining, entertainment, and shopping choices.

NR5 also benefits from excellent transport links. Regular bus routes run through the area, making it easy to reach Norwich city centre and surrounding areas without a car. For drivers, the A47 is easily accessible, connecting residents quickly to neighbouring towns and beyond.

With its combination of local amenities, transport options, and nearby leisure facilities, NR5 is a practical and well-connected place to call home.

Yaxley Way, Norwich

Set in a private location, this detached house is tucked away in a peaceful location, offering excellent potential to remodel and update. The home features a versatile layout with gas-fired central heating and a recently replaced boiler, ensuring comfort and peace of mind. A welcoming hallway leads to a spacious dual-aspect 18' sitting room, filled with natural light and complemented by practical under-stair storage.



12 Yaxley Way

The open-plan kitchen and dining area provides ample space for entertaining, with modern fitted units, essential appliances, and direct access to the rear garden. Upstairs, there are three well-proportioned bedrooms, with the option to reinstate a fourth bedroom, along with a contemporary family bathroom with a glass-enclosed shower. Outside, the property boasts a driveway for multiple vehicles, a garage with an electric door, and a larger-than-average private and enclosed rear garden.

Combining space, flexibility, and potential, this home is an ideal canvas for buyers looking to create their perfect family residence. This detached house offers a fantastic opportunity for someone looking to remodel and modernise. With a versatile and practical layout, the property benefits from gas-fired central heating, and the boiler has been replaced within the last six months, providing reassurance and peace of mind.

The welcoming entrance hallway features a convenient ground-floor W.C. and stairs leading to the first floor. To the left, the spacious sitting room enjoys a dual aspect, filling the space with natural light throughout the day. Hard flooring underfoot complements the room's flexible layout, while a large under-stair storage cupboard adds practical utility.



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Across the hall, the 18' open-plan kitchen and dining area is both bright and functional. The kitchen offers a range of wall and base units with space for all essential appliances, including an American-style fridge/freezer, oven, hob, and washing machine. A French door opens directly to the rear garden, creating a seamless connection for indoor-outdoor entertaining. Additional storage is cleverly tucked beneath the stairs, making the most of every inch of space.

Upstairs, the property currently offers three well-proportioned bedrooms, although it was previously a four-bedroom home, allowing flexibility to reinstate the original layout if desired. The main bedroom enjoys a rear-facing aspect, plenty of space for a large bed, and room for additional furniture. The second bedroom is generous in size, a result of combining two former rooms, while the centrally located family bathroom features a contemporary three-piece suite with a glass-enclosed shower cubicle.

Externally, the property benefits from a driveway providing parking for multiple vehicles and a garage with an electric roller door. The rear garden is larger than average, fully enclosed, and private, offering an ideal space for families, gardening, or outdoor entertaining.

This home combines potential, space, and a sought-after location, making it a perfect opportunity for buyers looking to create their ideal family residence.

Agents Note

This property will be sold freehold.

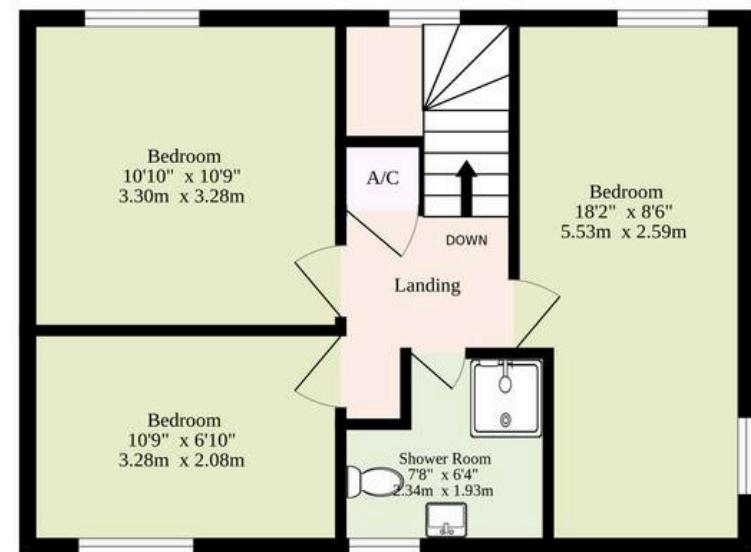
Connected to mains water, electricity, gas and drainage.



Ground Floor
596 sq.ft. (55.4 sq.m.) approx.



1st Floor
442 sq.ft. (41.1 sq.m.) approx.



Sqft Includes Garage

TOTAL FLOOR AREA : 1038 sq.ft. (96.4 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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