



4 Rachel Close, Norwich

Norwich

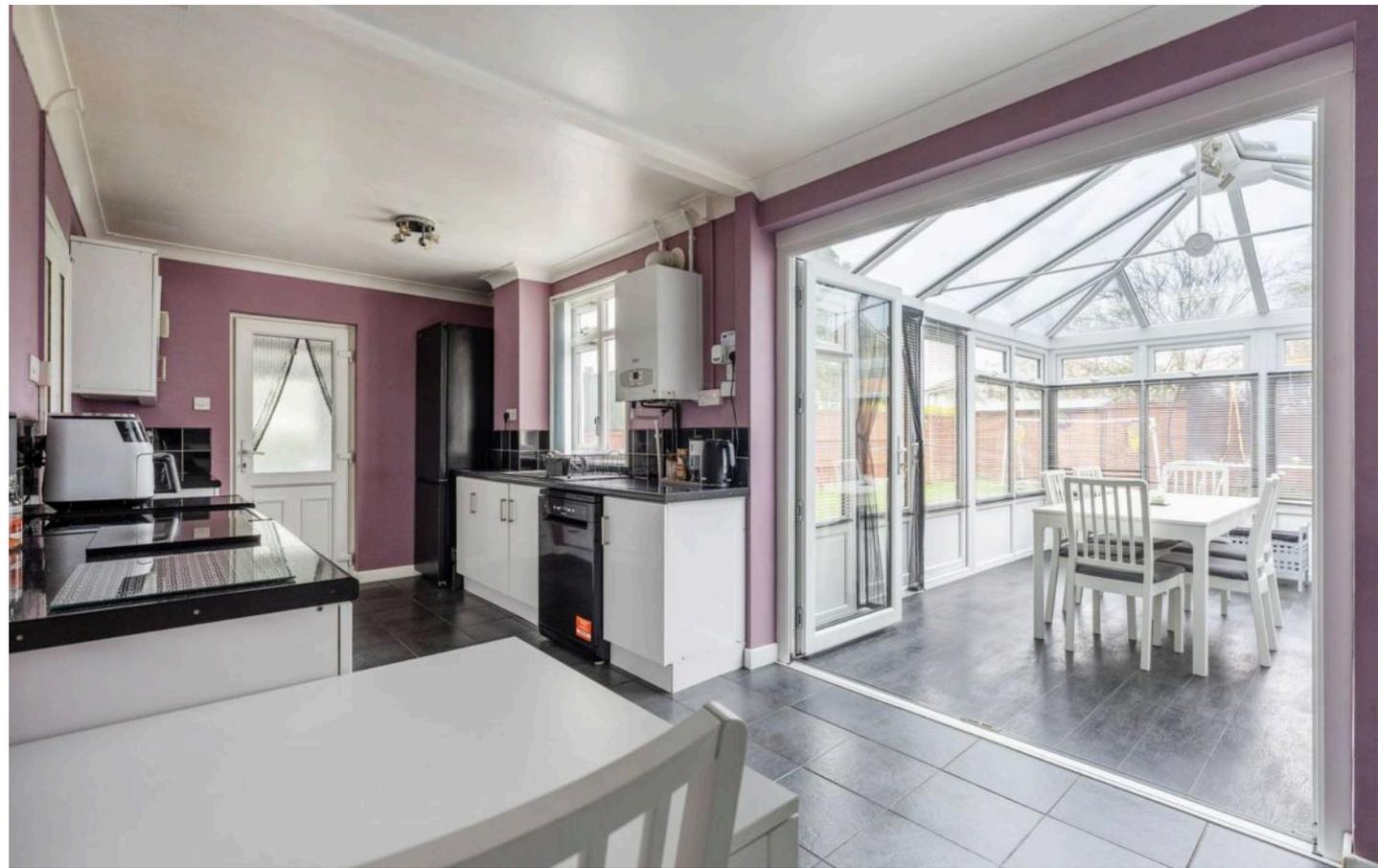


Minors & Brady

## 4 Rachel Close

Situated within a peaceful cul-de-sac, this extended semi-detached home offers generous and adaptable accommodation ideally suited to modern family living. The property has been thoughtfully enhanced to provide well-balanced living spaces across two floors. At its heart is an impressive open-plan kitchen and dining area designed to create a sociable hub of the home. A substantial garden room extension further enhances the ground floor, offering flexible space with direct access to the rear garden. Upstairs, three comfortable bedrooms are served by a contemporary family bathroom. Practical additions such as a ground floor WC and utility area add everyday convenience. With off-road parking and a private rear garden, the home delivers both comfort and functionality in equal measure.

- Extended semi-detached residence in a quiet cul-de-sac setting
- Spacious open-plan kitchen and dining area ideal for entertaining
- Versatile garden room with French doors to the rear garden
- Separate sitting room with excellent natural light
- Three well-proportioned bedrooms arranged over the first floor
- Modern family bathroom with shower over bath
- Ground floor WC and dedicated utility space
- Generous and private rear garden suitable for families
- Driveway providing off-road parking with further potential (stp)
- Well-maintained throughout with flexible living accommodation





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## 4 Rachel Close

### The Location

Rachel Close is located in the well-connected West Earlham area of Norwich, a popular residential district that appeals to students, professionals, and families alike. The area is perfectly positioned for access to key destinations such as the University of East Anglia, the Norfolk and Norwich University Hospital, and the A47, making it ideal for commuters and those working or studying locally.

West Earlham benefits from excellent public transport links, with regular bus services providing quick and easy access into Norwich city centre. Nearby Bowthorpe offers a variety of everyday amenities, including supermarkets, takeaways, pharmacies, a post office, and a medical centre, ensuring everything you need is close to hand. The community also enjoys access to several well-regarded schools and nurseries, making it a convenient and family-friendly place to live.

For leisure and outdoor pursuits, Earlham Park and the nearby River Yare provide beautiful green spaces for walking, picnics, and enjoying nature, while the extensive grounds of the UEA campus and Sportspark offer additional recreational facilities. A short drive takes you to Longwater Retail Park, home to major retailers, a gym, and a selection of food outlets.

Combining convenience, accessibility, and a welcoming community atmosphere, Rachel Close offers a comfortable and well-situated base within one of Norwich's most practical and sought-after residential areas.



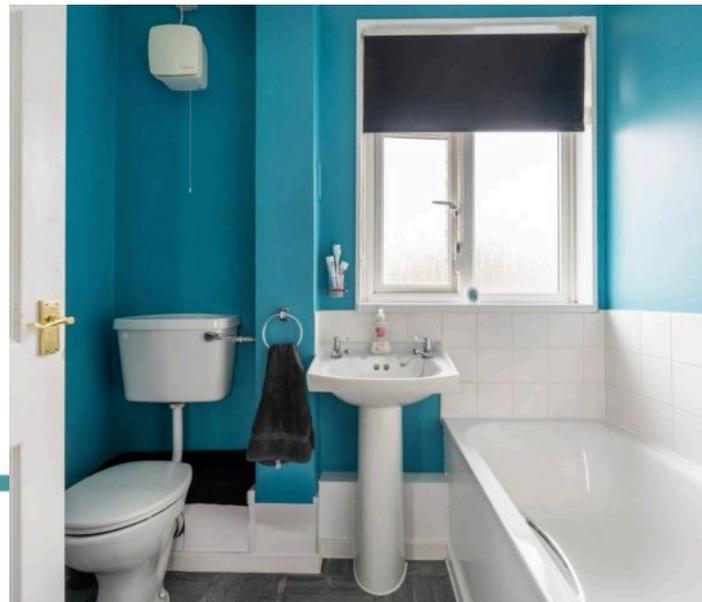
## 4 Rachel Close

### Rachel Close, Norwich

Set within a quiet cul-de-sac, this extended semi-detached home offers spacious and versatile living, with over 1,000 sq. ft. of accommodation (stms). Thoughtfully improved by the current owners, the property is ideal for families seeking generous reception space and a practical layout suited to modern living.

The ground floor is accessed via a welcoming central hallway, which provides stairs to the first floor and useful under-stairs storage. To the front, a well-proportioned sitting room enjoys plenty of natural light from large double glazed windows, offering flexible space for a variety of furniture arrangements. To the rear, the heart of the home is a superb open-plan kitchen and dining room, creating a sociable environment perfect for everyday family life and entertaining. Fitted with a range of wall and base units, the kitchen provides ample storage and workspace, with room for freestanding appliances and plumbing in place for a dishwasher. The dining area comfortably accommodates a family-sized table and flows seamlessly into the extended garden room.

The garden room is fully double glazed and enjoys pleasant views over the rear garden, with French doors opening directly onto the patio. Currently used as a dining area, this versatile space could equally serve as a second sitting room, playroom or home office depending on individual needs. A side lobby off the kitchen provides access to both the front and rear gardens and is currently arranged as a utility area, complete with plumbing for appliances and a convenient ground floor WC.



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Upstairs, the first floor landing leads to three bedrooms and a family bathroom. Two bedrooms are positioned to the front of the property, including a spacious principal room with built-in storage, while a further double bedroom overlooks the rear garden and also benefits from fitted storage. The third bedroom offers flexibility as a single room, nursery or study. The family bathroom is fitted with a three-piece suite and shower over the bath.

Outside, the rear garden is generous in size and provides a private setting for outdoor dining, relaxation and family activities. To the front, a shingle driveway provides off-road parking, with potential to extend further if desired (stp).

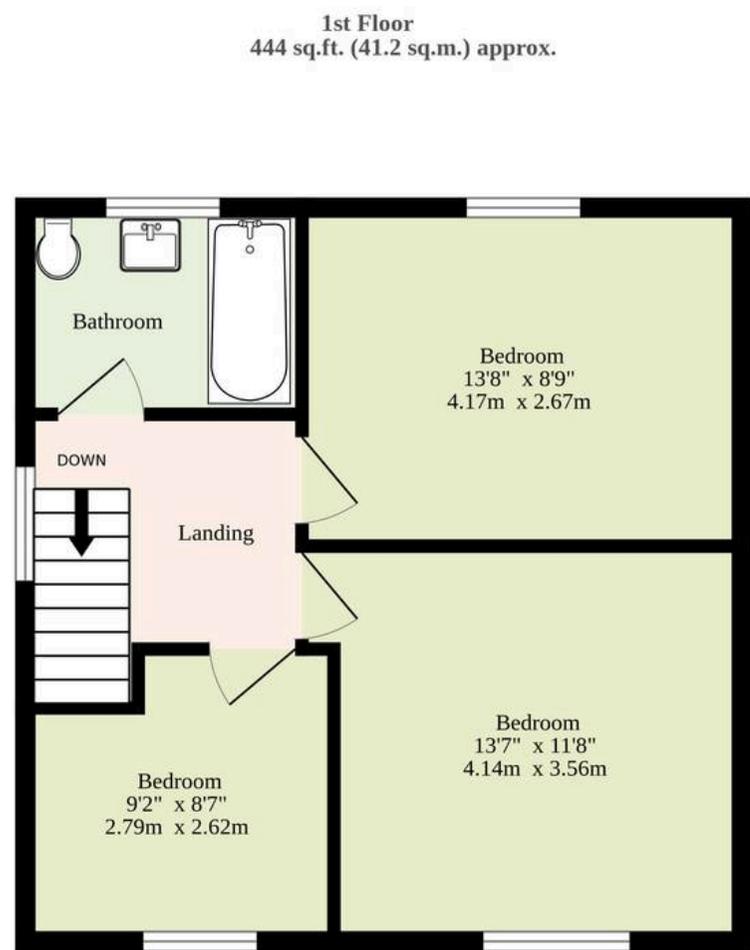
Combining extended ground floor living with practical family accommodation, this well-maintained home presents an excellent opportunity within a peaceful and convenient residential setting.

### Agents Note

This property will be sold freehold.

Connected to mains water, electricity, gas and drainage.





**TOTAL FLOOR AREA : 1098 sq.ft. (102.0 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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