



1 Noble Close, Norwich

Norwich



Minors & Brady



# 1 Noble Close

Tucked away in the quiet corners of Heartsease, this three-bedroom home feels like it has been quietly waiting for the right people to move in. The entrance hall immediately sets a welcoming tone, with stairs that lead you upward to the private spaces of the home. The sitting room is big enough to spread out, yet the carpet and brick touches make it feel snug and lived-in. French doors spill into a conservatory that catches the light and leads naturally onto the garden, making indoor and outdoor life feel connected. The kitchen is practical with clever storage for all kitchen equipment, while the utility room and WC keep everyday chores out of sight. Upstairs, the bedrooms are versatile, with built-in storage keeping things tidy and one currently doubling as a handy office. Outside, the garden is easygoing but thoughtfully laid out, with lawn, gravel, and patio areas that quietly invite you to make it your own.

- Three versatile bedrooms, including one currently used as a handy home office
- Spacious sitting room with cosy carpet and charming brick accents
- Conservatory filled with natural light, connecting seamlessly to the garden
- Practical kitchen with plenty of under-counter storage for appliances
- Large utility room with front and rear access, including a convenient WC
- Separate wet room with sink, plus an additional upstairs WC for ease
- Built-in storage in two bedrooms, keeping everyday clutter out of sight
- Generous garden with a mix of lawn, gravel, and patio paths for different uses
- Welcoming entrance hall that sets a warm, inviting tone for the home
- Flexible living spaces that balance comfort, functionality, and character







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Norwich, Norwich

## The Location

Heartsease is a well-established and much-loved residential area located to the east of Norwich city centre, offering a friendly community atmosphere and a great sense of convenience. With Thorpe St. Andrew just nearby, residents enjoy easy access to a wider range of amenities while still benefiting from the quieter, more residential feel that makes Heartsease so appealing.

The area provides an excellent selection of local shops, cafés, and essential services, with further shopping and leisure options available at nearby Sainsbury's and the Riverside Retail Park. Local independent businesses contribute to the welcoming, village-like character of the community.

Education is well catered for, with a number of schools within easy reach, and Thorpe St. Andrew School and Sixth Form offering well-regarded learning opportunities just a short distance away.

Green spaces and parks in and around Heartsease provide plenty of opportunity for outdoor relaxation, dog walking, and family time, while riverside walks through Thorpe St. Andrew and along the River Yare are only a short journey away.

Transport links are another strong point, regular bus services and good road connections make it simple to reach Norwich city centre and surrounding areas, including Thorpe St. Andrew and the Norfolk Broads.

With its blend of comfort, convenience, and community spirit, Heartsease offers an inviting place to call home, with all the advantages of nearby Thorpe St. Andrew close at hand.



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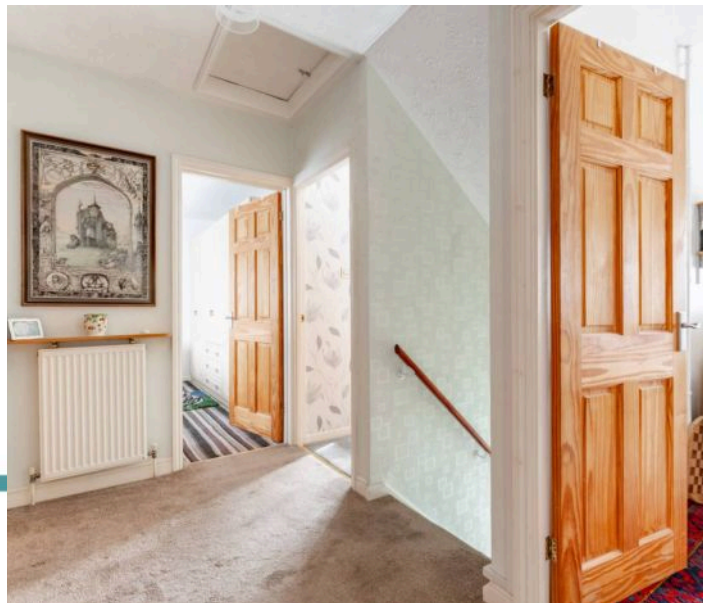
## Noble Close, Norwich

This three-bedroom home is tucked away in the sought-after area of Heartsease, offering a mix of character and practical living space. Upon entering, you are greeted by a welcoming entrance hall with stairs ascending to the upper level, setting the tone for the rest of the property with its inviting atmosphere.

The sitting room is generously sized yet exuding a cosy charm. Carpeted flooring underfoot adds warmth, while subtle brick accents provide character and a sense of permanence. The space is perfect for both relaxing evenings. French doors open into a conservatory, an ideal extension of the living area, where further patio doors lead into the garden, allowing the outdoors to become part of your daily living.

The kitchen offers ample space for all your culinary needs, with plenty of under-counter storage for appliances, keeping surfaces clear and uncluttered. Adjacent to the kitchen, a large utility room provides both front and rear access, complete with a convenient WC, adding to the functional layout of the home.

Upstairs, there are three bedrooms, one of which is currently used as a home office, offering flexibility to suit a growing family or remote working needs. Two of the bedrooms benefit from built-in storage, helping to keep the rooms tidy and well-organised.





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A separate wet room, complete with a sink, and an additional WC serve the upper floor, enhancing convenience for residents and visitors alike.

Externally, the property enjoys a good-sized garden, subtly landscaped to define separate areas for relaxation and activity. A lawned section provides a perfect space for children or pets, while a gravelled area and patio pathway slabs offer practical and low-maintenance zones, ideal for outdoor entertaining or simply enjoying the garden.

Additionally, the home benefits from 16 solar panels, providing an extra income of approximately £900–£1,100 per year, while helping to reduce energy bills and enhance sustainability.

This home combines comfort, functionality, and thoughtful details throughout, making it a wonderful opportunity for anyone looking to settle in the heart of Heartsease.

## Agents Note

This property will be sold freehold.

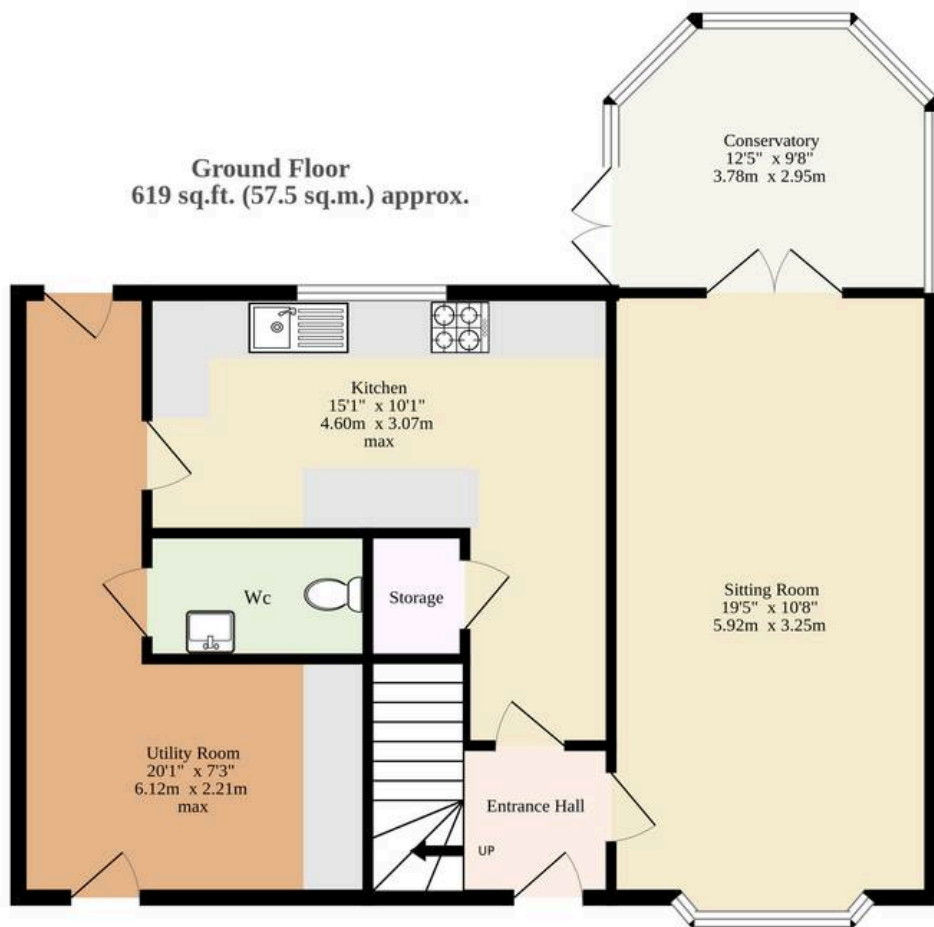
Connected to mains water, electricity, gas and drainage.



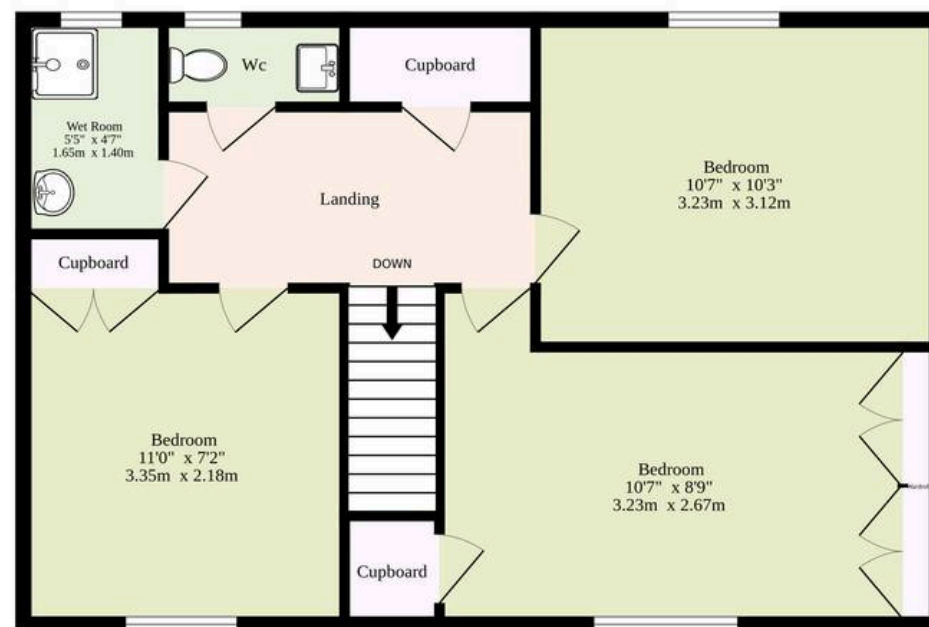
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**Ground Floor**  
619 sq.ft. (57.5 sq.m.) approx.



**1st Floor**  
431 sq.ft. (40.0 sq.m.) approx.



**TOTAL FLOOR AREA : 1050 sq.ft. (97.5 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?

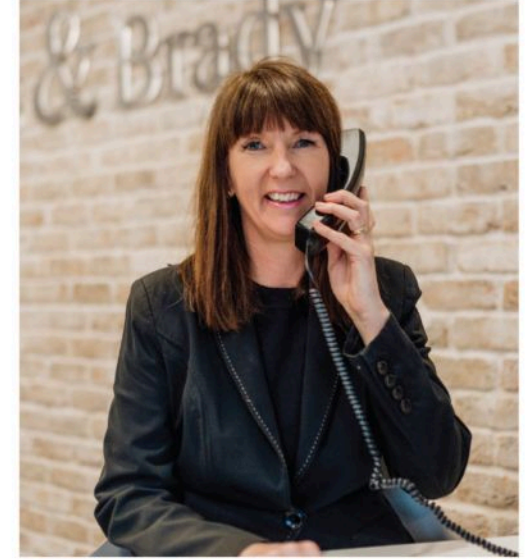
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# Minors & Brady

*Your home, our market*



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