



8 Layer Close, Norwich

Norwich



Minors & Brady

8 Layer Close

Situated at the end of a peaceful, tree-lined cul-de-sac, this beautifully extended detached home combines style, space, and versatility across three floors. The ground floor features a striking open-plan living, dining, and kitchen area that flows seamlessly, ideal for family life and entertaining guests. A separate garden room and a converted utility space provide flexible options for work, play, or relaxing. Five double bedrooms are spread across the upper levels, including a top-floor suite with its own en-suite, offering a private retreat. Contemporary bathrooms on each floor add convenience and modern comfort. Outside, the landscaped rear garden creates a tranquil space for outdoor living, while the front driveway provides generous off-road parking. This is a thoughtfully enhanced family home that balances practical living with a welcoming, private setting.

- Detached family home set at the end of a quiet, tree-lined cul-de-sac
- Extensively extended and modernised to create a high-quality, versatile layout
- Stunning open-plan living, dining, and kitchen space, perfect for family life and entertaining
- Separate garden room offering additional living space
- Converted garage now used as a utility and storage area, with potential for home office or playroom
- Five well-proportioned double bedrooms across three floors, including a loft conversion
- Top-floor bedroom with en-suite, creating a private retreat with pleasant views
- Contemporary family bathrooms and a ground-floor cloakroom
- Landscaped multi-level rear garden designed for relaxation and outdoor enjoyment
- Ample off-road parking with a sweeping driveway and additional lawned frontage





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8 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.



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8 Layer Close

Layer Close, Bowthorpe

Positioned at the very end of a quiet, tree-lined cul-de-sac, this substantial detached family home has been thoughtfully extended and upgraded to create generous, high-quality living space across three floors. The setting offers a real sense of privacy, with greenery to the front and rear, while the layout has been designed to suit modern family life.

The ground floor is anchored by an impressive open-plan living, dining and kitchen area that provides a superb social hub for the home. The space flows effortlessly, offering distinct yet connected areas for relaxing, dining and entertaining. The kitchen is finished to a high standard, featuring sleek work surfaces, a central island with seating and a full range of integrated appliances. Doors open directly onto the garden, while a separate garden room to the rear provides a versatile additional space, ideal for family use or quieter moments away from the main living area.

A former garage has been converted to create a highly practical utility and storage area, adding flexibility to the layout and offering potential for alternative uses such as a home office or playroom. A ground floor cloakroom is conveniently positioned off the entrance hall, completing the downstairs accommodation.



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On the first floor are four well-sized double bedrooms, all well presented and filled with natural light. The outlook from both the front and rear is pleasantly green and private, thanks to surrounding mature trees. A modern family bathroom serves this level, finished with contemporary fittings and stylish tiling.

The top floor is home to an excellent fifth bedroom, created from a loft conversion that offers a private setting within the house. This space benefits from plenty of natural light, useful built-in storage and its own en-suite bathroom, making it ideal as a principal bedroom or guest suite.

Outside, the rear garden has been attractively landscaped over several levels to create usable and enjoyable outdoor spaces. To the front, the property offers ample off-road parking on a sweeping driveway, with additional lawned areas and side access leading through to the garden.

This is a well-balanced family home offering space, flexibility and quality throughout, set in a tucked-away location that combines peace, privacy and practicality.

Agents Note

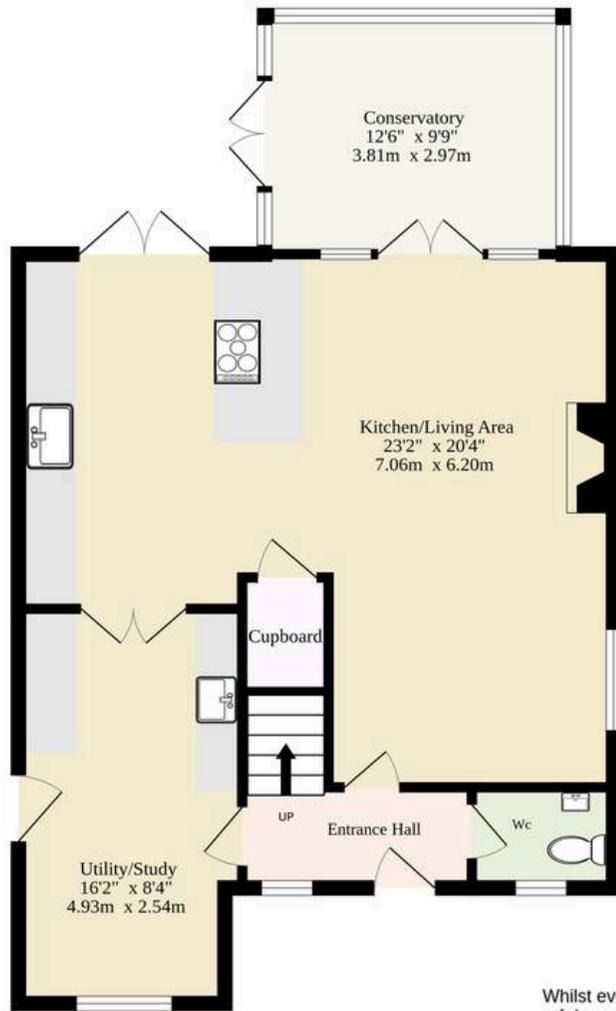
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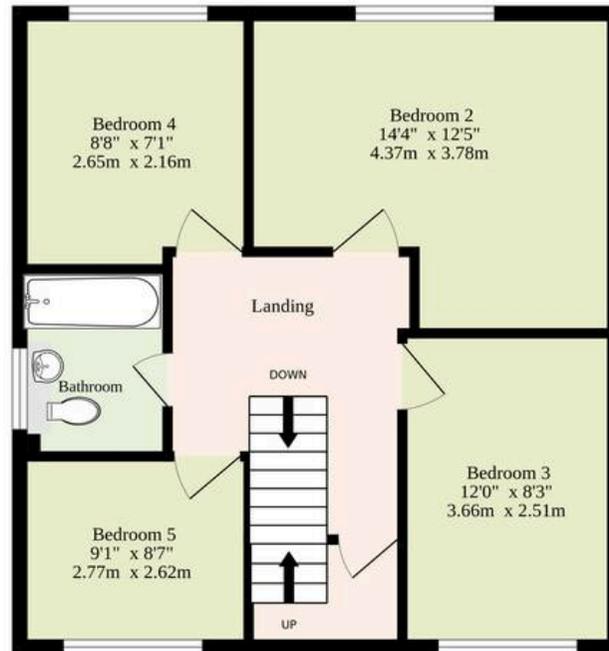


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Ground Floor
820 sq.ft. (76.2 sq.m.) approx.



1st Floor
538 sq.ft. (50.0 sq.m.) approx.



3rd Floor
348 sq.ft. (32.3 sq.m.) approx.



TOTAL FLOOR AREA : 1706 sq.ft. (158.5 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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