



10 Ambleside Close, West Earlham  
Norwich



Minors & Brady

# 10 Ambleside Close

West Earlham, Norwich

Designed for comfortable family living, this well presented three bedroom end of terrace property offers spacious and practical accommodation throughout and is perfect for investors. A bright double aspect lounge with a fireplace creates an inviting main living space, while a large double aspect kitchen provides generous room for dining and everyday use, supported by a separate utility room. Three well-proportioned bedrooms are arranged from the first-floor landing, alongside a family bathroom with bath and wash basin and a separate WC. Outside, a generous rear garden features a lawn, patio seating area and a detached shed with WC, providing useful outdoor space and storage. A driveway offers off-road parking and an electric vehicle charging point, while the property is ideally located in popular West Earlham, close to the University of East Anglia, Norfolk and Norwich University Hospital, local schools and everyday amenities.

## Location

Located to the west of Norwich, Ambleside Close sits within the well established residential area of West Earlham. The area provides convenient access to everyday amenities, including shops, supermarkets, and local services in nearby Bowthorpe. Families benefit from a range of nearby schooling options, while green spaces and walking routes can be enjoyed at Earlham Park. The location also offers excellent connectivity, with easy access to the University of East Anglia and regular transport links into Norwich city centre, where a wide range of shopping, dining, and cultural attractions can be found. Road connections are also convenient, with straightforward access to the A47 providing routes towards surrounding Norfolk towns and the wider region. Nearby leisure facilities, local parks, and community services further support a comfortable and well connected lifestyle.

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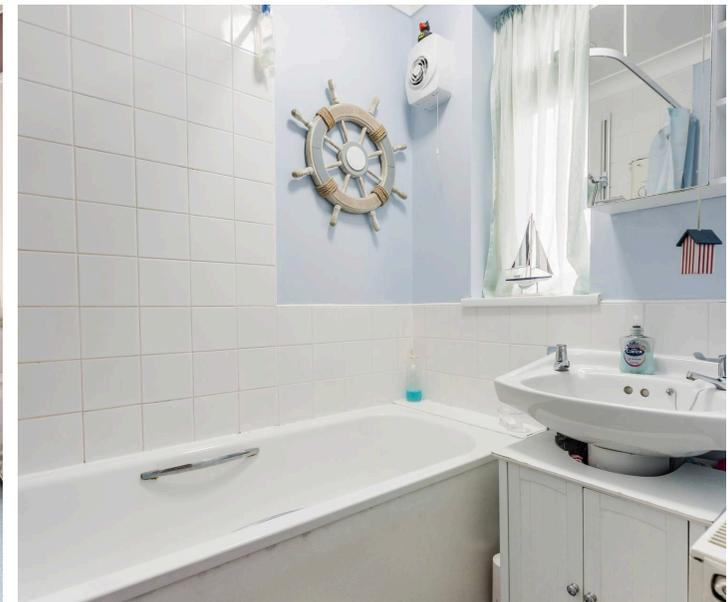
## Ambleside Close, Norwich

Entry begins through a welcoming hallway with a staircase rising to the first floor and access into the main living areas. From here, a spacious lounge sits to the left of the hallway, creating an inviting setting for everyday living. Windows to the front and rear allow plenty of natural light to fill the room, while a feature fireplace forms a focal point within the space.

Moving through the hallway leads to the kitchen. This is arranged as a generous kitchen and dining space fitted with a range of wall and base units, work surfaces and a tiled splashback. Windows to the front and rear bring in excellent natural light, while a window above the sink looks out towards the rear garden. The layout also allows space for a dining table, creating an ideal setting for everyday meals.

Adjoining the kitchen is a practical utility room offering additional storage, work surface space and room for laundry appliances. This area also provides access outside and contributes valuable day-to-day functionality for a busy household.

Stairs rise from the hallway to the first floor, where three well-proportioned bedrooms are arranged off the landing. The main bedroom is positioned at the front of the property and offers comfortable proportions suitable for a double bed, along with additional furniture.



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Bedroom two provides a generous double room, while bedroom three is the smaller room and overlooks the rear garden, offering versatile space ideal for a child's bedroom, guest room, or home office.

Completing the internal accommodation is the family bathroom fitted with a bath and wash basin with tiled surround, with a separate WC located off the landing for added practicality.

Outside, the property benefits from a good-sized rear garden offering a pleasant outdoor space with lawn and patio areas suitable for seating and outdoor dining. A detached shed provides useful storage, and there is also an external WC positioned within the garden. To the front, a driveway provides off-road parking along with an electric car charging point.

## Agents notes

Sold freehold, connected to main services, water, and electricity

and drainage.

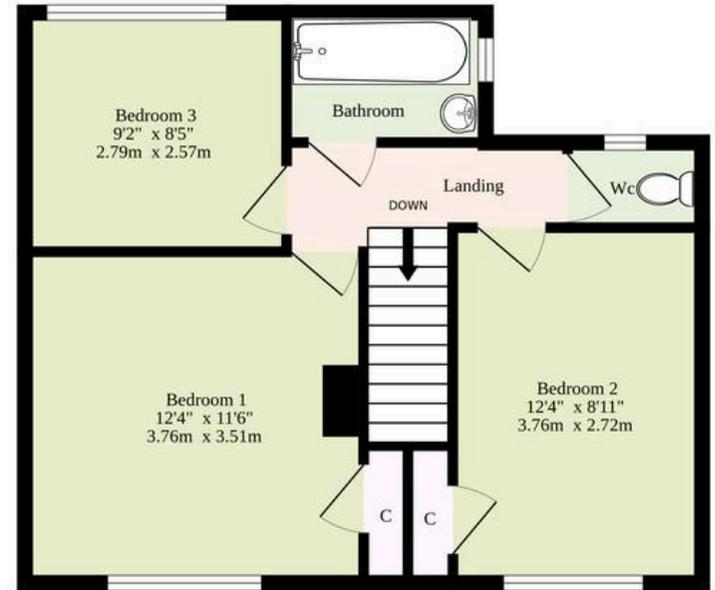
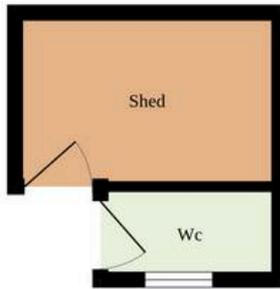
Gas Central Heating

Council Tax Band- B



**Ground Floor**  
391 sq.ft. (36.3 sq.m.) approx.

**1st Floor**  
326 sq.ft. (30.3 sq.m.) approx.



Sqft Excludes The Hallway, Landing, Bathroom, Wc And Outbuilding

**TOTAL FLOOR AREA : 717 sq.ft. (66.6 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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