



11 Wheatley Road, Norwich

Norwich

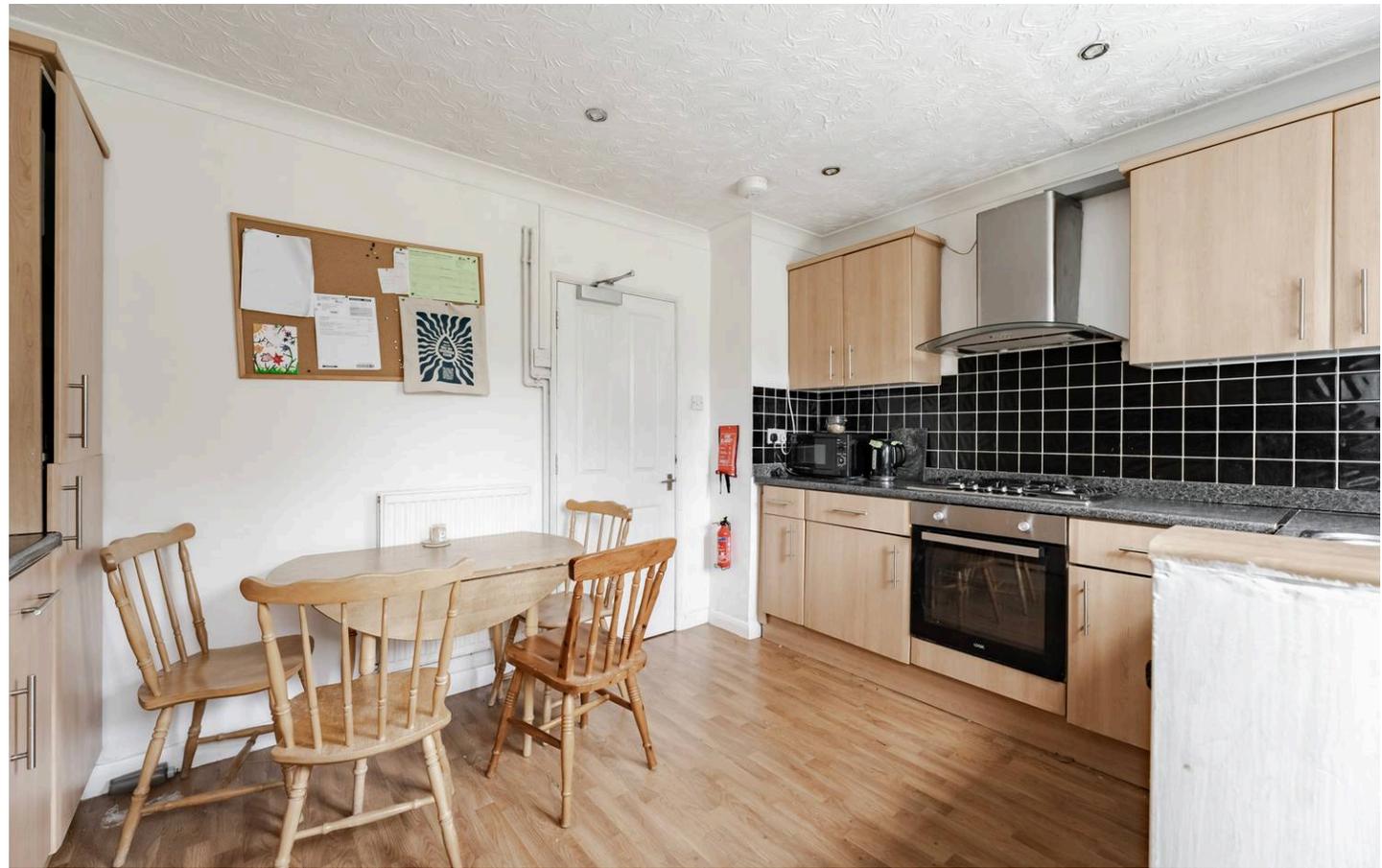


Minors & Brady

11 Wheatley Road

Set in a quiet, established residential area, this well-cared-for four-bedroom home offers an exciting opportunity for families, investors, or those looking to grow into a space. Occupying a generous corner plot, it combines comfortable living with clear future potential. The bright and versatile sitting/dining room creates a welcoming heart to the home, ideal for both everyday life and entertaining. A well-arranged kitchen and ground floor fourth bedroom add flexibility, perfect for guests, working from home, or multi-generational living. Upstairs, three well-proportioned bedrooms are complemented by a practical family bathroom and plenty of natural light throughout. The south-facing garden provides a private outdoor retreat, while off-road parking, outbuildings, and recent upgrades reflect the care invested in the property. With previous planning potential and strong appeal as a student let, this is a smart, adaptable home in a sought-after setting.

- Quiet, well-established residential setting with strong appeal
- Generous corner plot offering space and future potential
- Well-maintained four-bedroom home with flexible layout
- Bright and spacious sitting/dining room ideal for entertaining
- Ground floor fourth bedroom perfect for guests or home office use
- Three well-proportioned upstairs bedrooms with good natural light
- Private south-facing rear garden for outdoor enjoyment
- Off-road parking for two cars (as stated by the vendor)
- Useful outbuildings including utility space and brick-built shed
- Previous planning potential for extension or additional dwelling (STPP)





M&B

The Location

Wheatley Road sits just off Dereham Road in Norwich's popular NR2 area, offering a well-connected and convenient place to live within easy reach of the city centre.

Getting into the city is straightforward, whether by bus, bike or on foot, with regular bus routes running nearby and the centre only a short journey away. For drivers, there's easy access to the ring road, making it simple to get around Norwich and further afield.

For larger shops and amenities, Sweetbriar Retail Park is just a short drive away, where you'll find M&S, a pet shop and Costa, while the Asda on Hall Road is also close by for supermarket shopping.

The location is particularly convenient for the University of East Anglia and the Norfolk and Norwich University Hospital, both just a short distance away. Eaton Park is also nearby, offering plenty of green space for walking, sports and relaxing outdoors.

For those travelling further, the A47 is not far, providing quick links out of the city. Overall, Wheatley Road offers a practical and well-situated base, combining easy access into the city with a strong range of nearby amenities and green spaces.

Wheatley Road, Norwich

This well-maintained four-bedroom home on Wheatley Road occupies a generous plot in a quiet and established residential area, offering both comfortable living space and exciting future potential. Positioned on a desirable corner plot, the property benefits from a spacious layout and a lovely south-facing rear garden, making it an appealing choice for families, investors, or those looking to expand.



The accommodation begins with a welcoming entrance hall leading through to a bright and versatile sitting room/dining room, providing an ideal space for both everyday living and entertaining.

The kitchen is conveniently arranged with access to the rest of the ground floor, which also includes a fourth bedroom, perfect for guests, multi-generational living, or use as a home office.

Upstairs, the property offers three well-proportioned bedrooms, all served by a family bathroom. The layout is practical and well-suited to modern living.

Externally, the home continues to impress. The south-facing rear garden offers a pleasant and private outdoor space, while the front of the property provides off-road parking for two cars, as stated by the vendor. There is also an outside utility building and a brick-built shed, adding valuable storage and functionality.

The property is double glazed, well insulated, and benefits from a recently installed boiler, contributing to its overall efficiency and comfort. In addition, the fascias have been recently painted, reflecting the care and upkeep given to the home.

Of particular note is the previous planning permission to extend or create an additional dwelling on the front garden due to the corner plot position. While this permission has now expired, it highlights the potential the site may offer, subject to obtaining the necessary consents.

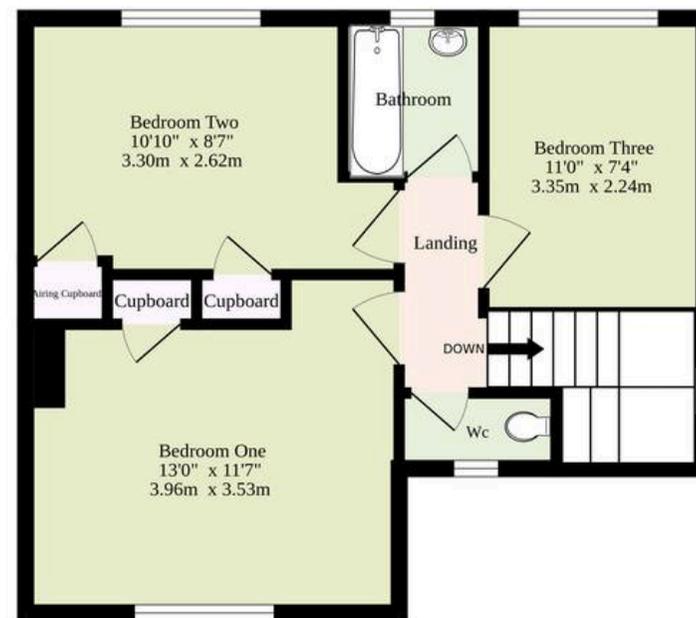
This property also represents an excellent student let opportunity, thanks to its layout, location, and number of bedrooms. Overall, it is a versatile and attractive home with scope for further development, situated in a peaceful yet convenient setting.



Ground Floor
481 sq.ft. (44.7 sq.m.) approx.



1st Floor
374 sq.ft. (34.7 sq.m.) approx.



TOTAL FLOOR AREA : 855 sq.ft. (79.4 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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Meet *Nagilla*
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Meet *Tristan*
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