



16 Mill Road, Salhouse

Norwich



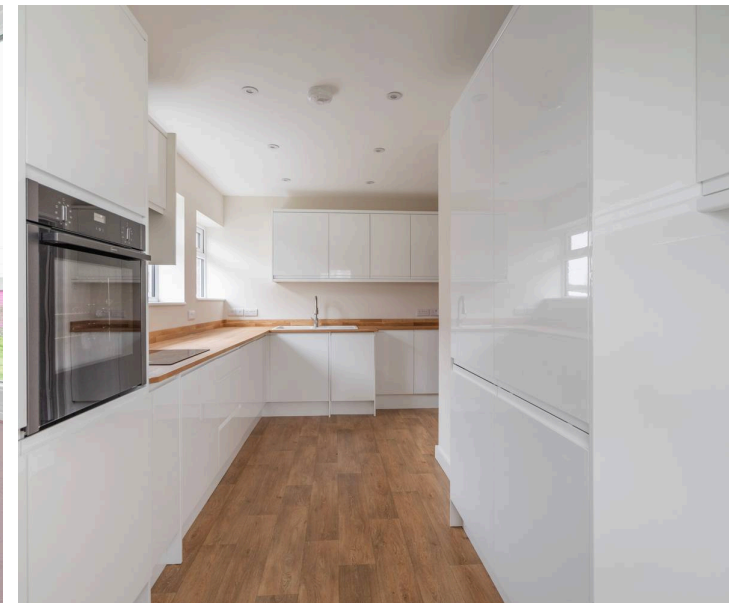
Minors & Brady

16 Mill Road

Salhouse, Norwich

Set in the highly desirable village of Salhouse, this detached three-bedroom bungalow blends modern updates with classic charm. Light-filled interiors flow effortlessly, with versatile living spaces including a cosy lounge, dining area, and a bright garden room. The refitted kitchen is sleek and practical, complete with integrated appliances and clever storage. Bedrooms are generous, with the principal suite enjoying an en-suite for added convenience. Outside, the private rear garden and driveway with EV charging make everyday living easy and enjoyable. With the Norfolk Broads and Norwich on your doorstep, this home offers the perfect mix of tranquillity and connectivity. Ideal for families or those seeking flexible, single-level living.

- Detached three-bedroom bungalow in a sought-after village location
- Principal bedroom with bay window and en-suite shower room
- Refitted, modern kitchen with integrated appliances and pantry-style storage
- Bright lounge with sliding doors to the rear garden
- Separate dining room with log burner as a cosy focal point
- Garden room with French doors, ideal for flexible living
- Study with skylight and loft access
- Private rear garden with established planting for outdoor enjoyment
- Driveway parking, single garage, and EV charging point
- Easy access to Norwich and the Norfolk Broads for work and leisure





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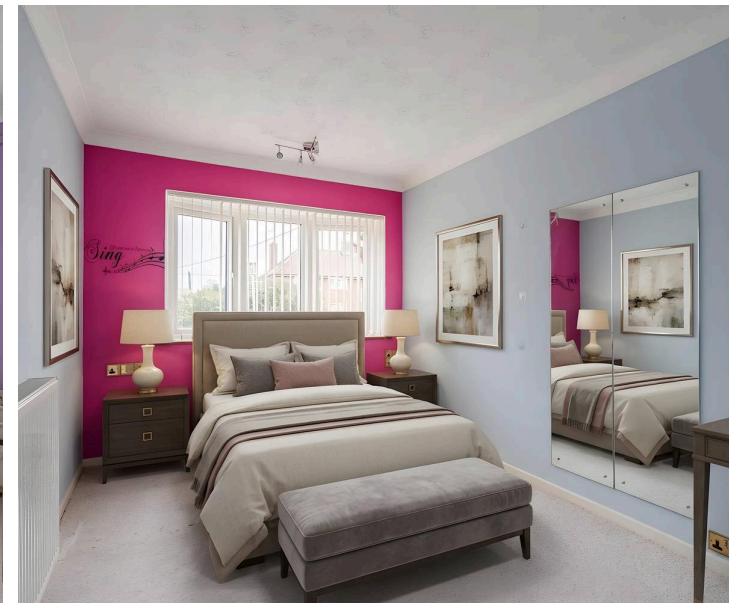
Salhouse, Norwich

The Location

Placed in the desirable village of Salhouse (NR13), this charming home on Mill Road enjoys a tranquil setting within one of Norfolk's most picturesque and well-connected communities. Ideal for families, the village offers access to highly regarded local schools, while the nearby village hall fosters a real sense of community through regular events and gatherings.

Transport links are excellent, with local bus routes providing easy connections to surrounding towns and Salhouse Train Station just a short walk away, offering direct services into Norwich and beyond. Dining and socialising are a pleasure here, with favourites such as The Stag and The Lodge at Salhouse, recently refurbished, just a short stroll from your door, perfect for enjoying a relaxed meal or a drink with friends and family.

For those who love the outdoors, the location is a true delight. You can enjoy scenic walks to Salhouse Broad or explore nearby Wroxham Broad, taking in the stunning natural beauty of the Norfolk Broads National Park. With Norwich city centre only a 15-minute drive away, this peaceful yet well-connected village address offers the perfect balance of countryside charm and urban convenience, making it a wonderful place to call home.



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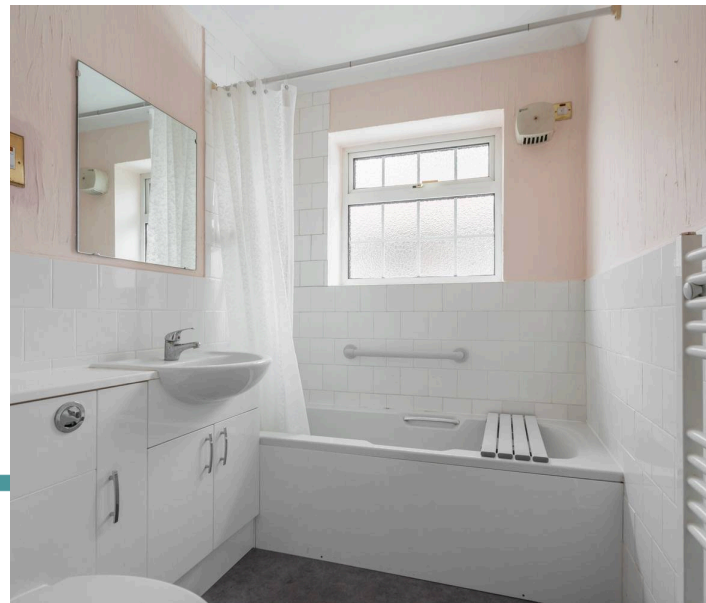
Mill Road, Salhouse

Set in the sought-after village of Salhouse, this detached three-bedroom bungalow offers a comfortable and well-balanced layout, with recent updates adding to its appeal. The property is conveniently located within easy reach of Norwich and the Norfolk Broads, making it ideal for those wanting a quieter setting without losing access to amenities.

Inside, the home opens into a central hallway that connects all main rooms. The principal bedroom sits at the front of the property and benefits from a bay window and its own en-suite shower room, fitted with a vanity unit, WC, and practical flooring.

A second bedroom, also positioned at the front, enjoys similar natural light from a bay window, while the third bedroom is located further along the hall with a side-facing aspect. A family bathroom serves the remaining bedrooms and includes a bath with shower over, vanity unit, and WC.

The living spaces are arranged towards the rear of the home. The lounge is a generous and bright room, with windows to the side and sliding doors that open directly onto the garden. This leads through to a separate dining room, where a log burner provides a cosy focal point. From here, the garden room offers additional living space, with French doors opening out to the rear garden. A study is also included, featuring a skylight and loft access, making it a useful and flexible room.



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Salhouse, Norwich

The kitchen has been recently refitted and is well-equipped with a range of wall and base units, pantry-style storage, and integrated appliances including a washer/dryer, dishwasher, fridge, freezer, induction hob, and electric oven. A window and external door provide both light and practicality.

Outside, the property is approached via a driveway offering ample off-road parking, along with access to a single garage and an EV charging point. The rear garden is mainly laid to lawn and enclosed for privacy, with established planting and shrubs creating a pleasant outdoor space suitable for relaxing or entertaining.

Agents Note

This property will be sold freehold and connected to mains water, electricity, gas and drainage.



Ground Floor
1250 sq.ft. (116.1 sq.m.) approx.



Including Garage

TOTAL FLOOR AREA : 1250 sq.ft. (116.1 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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