



120 Shorncliffe Avenue

Norwich, NR3 2HU



Minors & Brady

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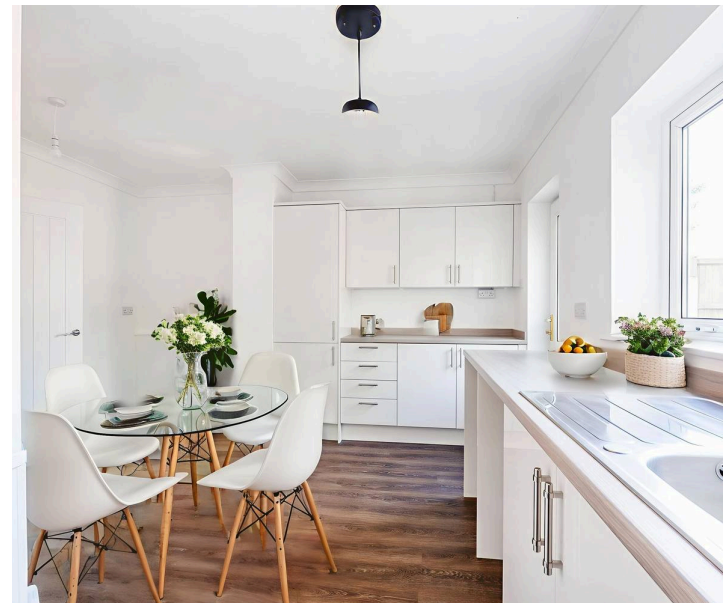
Norwich, Norwich

NO ONWARD CHAIN This recently renovated three-bedroom home in North Norwich offers modern, comfortable living with a modern fitted kitchen and recently updated bathroom. The spacious sitting room benefits from plenty of natural light, while the well-planned layout includes three good-sized bedrooms accessed off the landing. Gas central heating and double glazing ensure warmth throughout. Outside, a private enclosed garden provides a peaceful space for relaxation or entertaining. Conveniently located near local amenities, bus routes and on-road parking. Shopping at Norwich city centre is also close by, adding to the convenience of this move-in ready home.

The Location

The area is well-served by a wealth of local amenities, including Home Bargains, Aldi, and Asda, all within easy reach, ensuring day-to-day essentials are always close by. For a broader shopping experience, Sweetbriar Retail Park is nearby, offering a variety of stores and services to meet all your needs. Families will appreciate the selection of local schools and medical facilities close by, as well as green spaces such as the popular Wensum Park, perfect for outdoor leisure.

The vibrant city centre itself offers an extensive range of shops, restaurants, and cultural attractions. Additionally, Norwich Train Station provides direct rail links for easy travel further afield, making this location ideal for both convenience and lifestyle.



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This beautifully recently renovated three-bedroom off-landing home has been thoughtfully updated to a high standard, offering modern and comfortable living throughout. The property features a modern fitted kitchen with cooker included, a recently updated bathroom with shower, all complemented by recently laid flooring in every room. The large sitting room boasts great proportions and a front-facing window, creating a bright and welcoming space. A hallway entrance adds to the well-planned layout.

The well-designed layout provides three generously sized bedrooms, all accessed off the landing, making it ideal for families or those needing extra space for a home office or guest room.

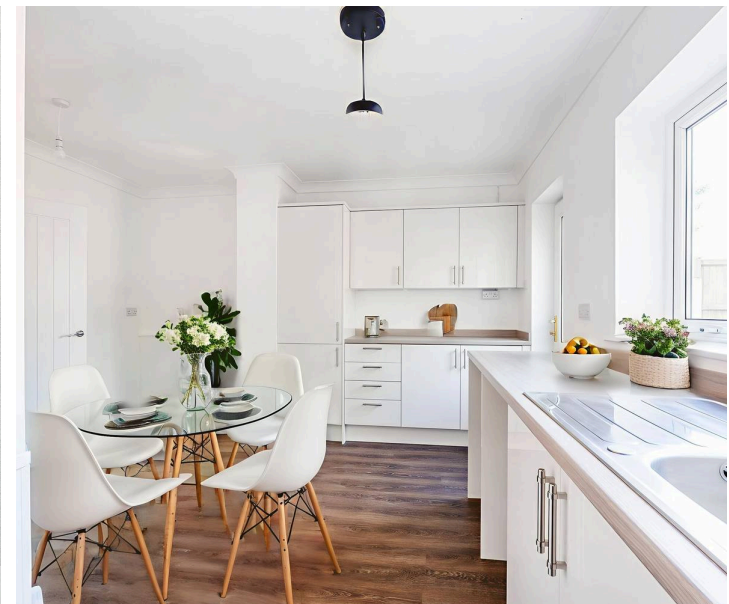
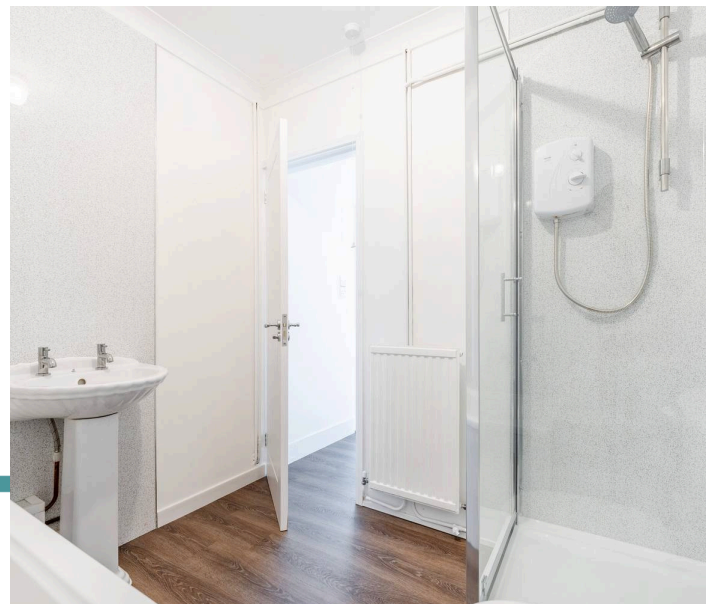
Outside, there is a private, enclosed garden to the rear, perfect for outdoor dining, entertaining or simply relaxing in the sunshine. On-road parking is available.

Agents Note

We understand the property will be sold freehold, connected to all mains services with gas central heating.

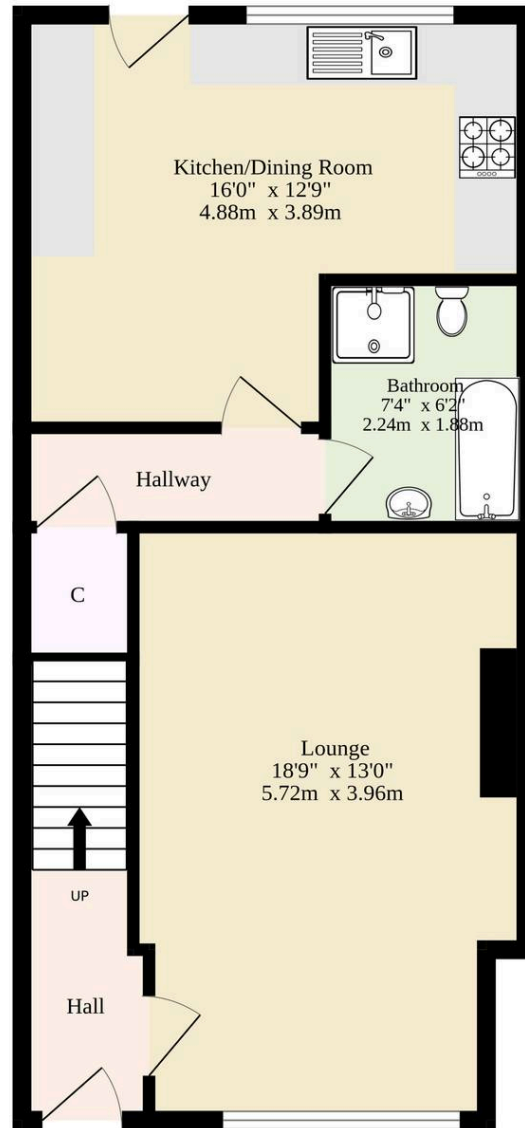
Please note whilst the residents do park within the surrounding roads, the property does not have entitlement to on or off road parking and we urge buyers to do their due diligence with solicitors before going ahead with a sale.

We are obliged to inform you that the owner of this property is a Director at Minors & Brady.

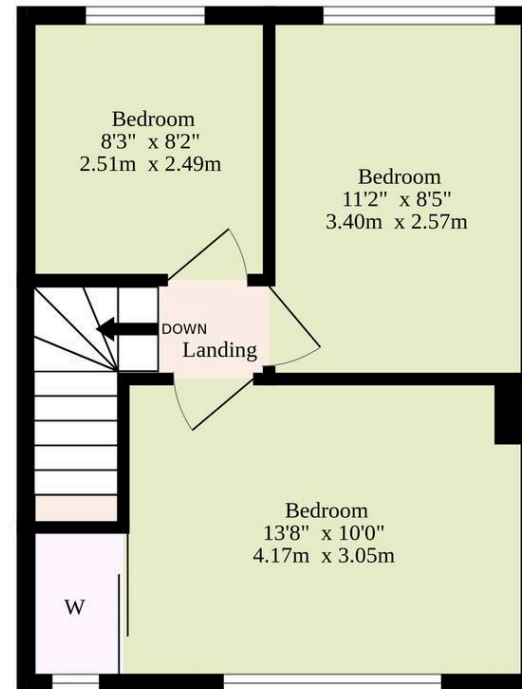


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Ground Floor
559 sq.ft. (51.9 sq.m.) approx.



1st Floor
367 sq.ft. (34.1 sq.m.) approx.



TOTAL FLOOR AREA : 926 sq.ft. (86.0 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? Let's make it a *reality*.



Meet *Liam*
Branch Manager



Meet *Nagilla*
Aftersales Team Leader



Meet *Tristan*
Senior Property Lister

Minors & Brady
Your home, our market

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Matt Waters
Director and
Principal



Victoria Payne
Mortgage and
Protection Advisor

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