



30 Plantsman Close, Norwich

Norwich



Minors & Brady

## 30 Plantsman Close

This well-presented bungalow provides an appealing balance of comfort and convenience, ideal for those seeking single-level living. The home features a welcoming layout with bright, adaptable living areas that flow naturally to a versatile sun-filled space overlooking the garden. Two bedrooms offer flexibility for sleeping, working, or hosting guests, complemented by a practical bathroom and a functional kitchen. The outdoor space is thoughtfully arranged for low-maintenance enjoyment while still offering privacy and greenery. With its practical design and pleasant setting, this home offers a relaxed lifestyle suited to a range of buyers.

- Two-bedroom detached bungalow offering comfortable single-level living.
- Spacious lounge with a natural flow into a bright, versatile garden room
- Sun-filled garden room overlooking the private rear garden, ideal for dining or relaxing
- Well-proportioned kitchen with fitted units and space for essential appliances
- Two flexible bedrooms, suitable for sleeping, home working, or guest accommodation
- Family bathroom featuring a bath with shower over, wash basin, and WC
- Private rear garden with a mix of patio and low-maintenance shingle plus mature planting
- Built-in storage within the entrance hall for added practicality
- Potential off-road parking in front and side bays (subject to verification)
- Convenient location with access to transport links, schools, green spaces, and local amenities





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## 30 Plantsman Close

### The Location

Plantsman Close is situated in the sought-after NR2 area of Norwich, offering convenient access to both the city centre and the outskirts of Norwich. This well-connected location lies just south-west of the city, providing excellent transport links via the A11 and the A140, with multiple bus routes and Norwich train station, which has direct routes to London taking only 90 minutes.

The nearby healthcare facilities include Mile End Road Surgery and Bacon Road Medical Centre. The Norfolk and Norwich Hospital and Spire Norwich Hospital are also accessible within a short drive.

For families, educational institutions are nearby, including Norwich High School, an established education for girls that provides a high standard of academic excellence, and Town Close School, which is a co-educational independent preparatory school. Other options that are within easy reach are the City of Norwich School and Langley School.

The University of East Anglia is in the area, offering a sports and fitness facility with a wide range of amenities for all ages and abilities. Some offerings include swimming, an indoor arena, football pitches, gymnastic activities, climbing sessions, and much more. The expansive Eaton Park is a big green space, with a boating pond, tennis courts, and multiple play areas.

Eaton Golf Course is also nearby, with a distinguished 18-hole parkland course. Notcutts Garden Centre, located just off Plantsman Close, provides gardening supplies, home goods, and a café, adding to the area's retail offerings.



## Plantsman Close, Norwich

This charming two-bedroom bungalow offers light-filled, comfortable living in a well-regarded residential setting. Thoughtfully arranged across a single level, the home combines generous proportions with practical design, making it well suited to those seeking easy, low-maintenance living.

The welcoming entrance hall provides access to all principal rooms and includes useful built-in storage. The spacious lounge is a standout feature, offering plenty of room for both relaxation and entertaining, with a seamless flow into the adjoining garden room. This bright and versatile space overlooks the rear garden and creates an ideal area for dining, hobbies, or simply enjoying the outlook throughout the year.

The kitchen is well proportioned and fitted with a range of wall and base units, work surfaces, and space for essential appliances, providing a functional environment for everyday cooking. There are two bedrooms, including a comfortable double and a second room suitable for guests, a home office, or hobbies. The family bathroom is fitted with a bath and shower over, wash basin, and WC.

Outside, the property benefits from a generous and private rear garden, designed with a mix of patio and stone shingle for easy upkeep, alongside mature planting that adds colour and interest. This peaceful outdoor space offers plenty of room to relax, entertain, or enjoy the outdoors in privacy.

### Agents Note

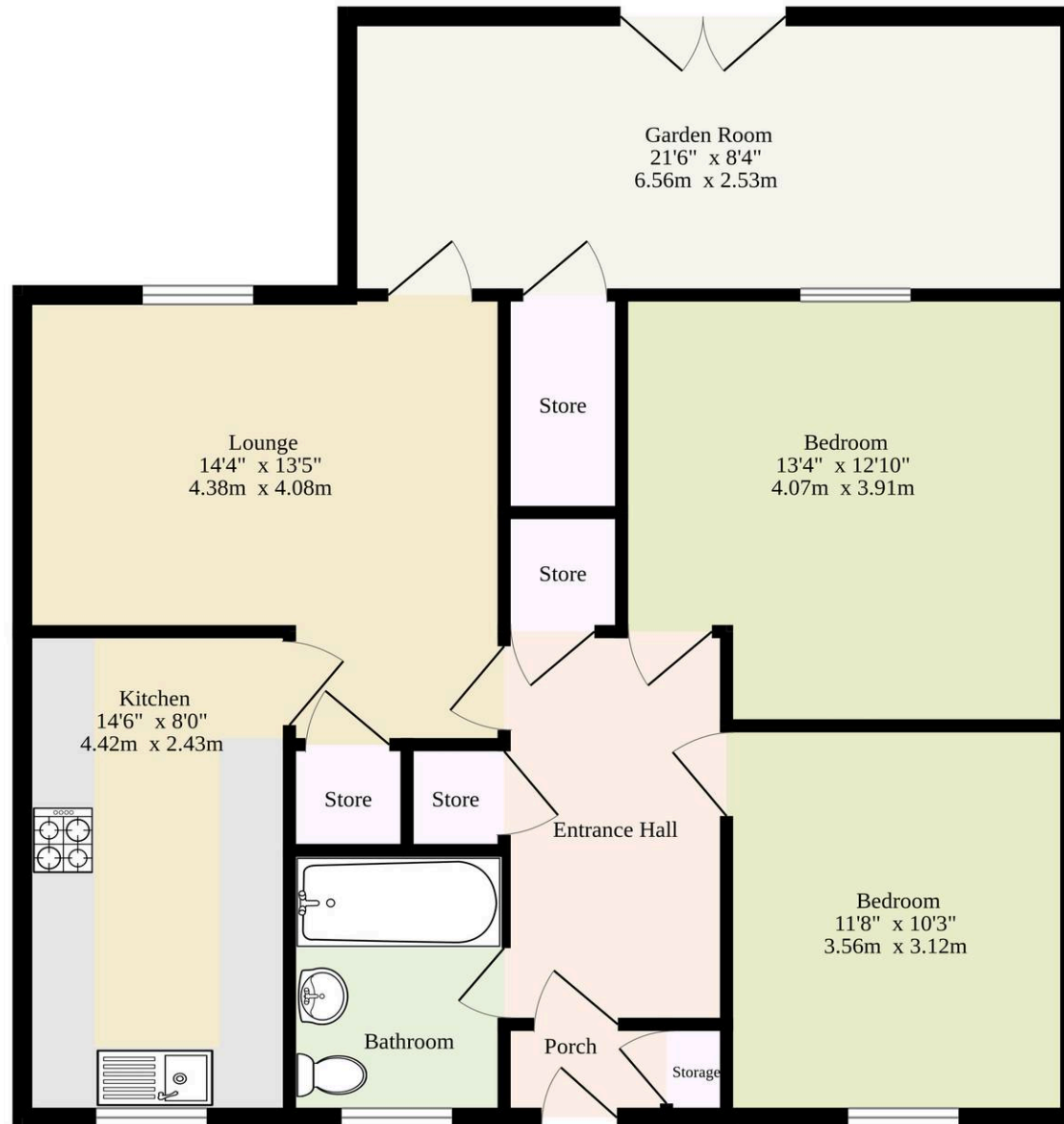
The vendor has advised that off-road parking is available in the front and side bays; however, we are unable to confirm whether any parking spaces are specifically allocated to the property. Prospective buyers must satisfy themselves regarding the parking arrangements before proceeding.

This property will be sold freehold.

Connected to mains water, electricity, gas and drainage.



**Ground Floor**  
901 sq.ft. (83.7 sq.m.) approx.



TOTAL FLOOR AREA : 901 sq.ft. (83.7 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*.



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Branch Manager



Meet *Nagilla*  
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Meet *Tristan*  
Senior Property Lister

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