



14 Indigo Yard, Norwich

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Minors & Brady

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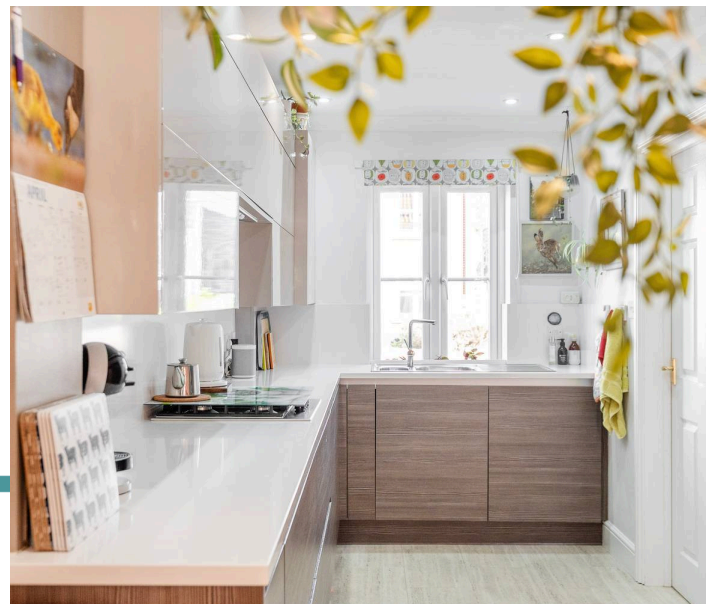
Set along a quiet residential road just moments from the lively rhythm of the city, this beautifully presented home offers a lifestyle shaped by ease, comfort and the pleasure of modern living. It's the sort of place where mornings begin in a bright, open-plan space that naturally draws everyone together, where the kitchen becomes the heart of daily life, and where weekends spill effortlessly into the garden for relaxed meals or slow afternoons in the sun. The turn-key interior means you can settle straight in and start enjoying the surroundings from day one, while the thoughtful layout provides room to grow, work from home or simply unwind in peace. With its welcoming atmosphere, low-maintenance outdoor space and highly convenient position, the property offers an appealing opportunity for anyone seeking a stylish, well-connected home that supports both busy routines and moments of calm.

## Agents Notes

Freehold

Connected to mains water, electricity, gas and drainage.

Gas central heating.

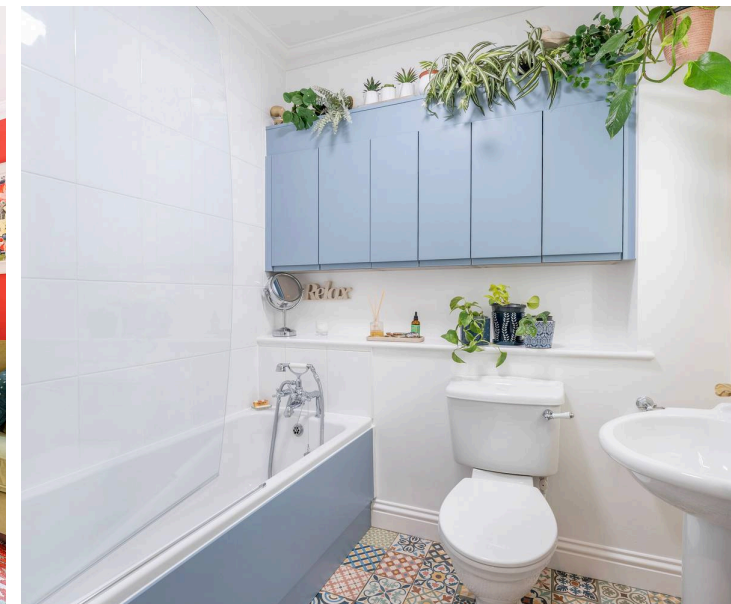


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- Beautifully presented residence positioned down a quiet, residential road just moments away from the vibrant city centre
- Perfect opportunity for families looking for a turn-key interior within a prime location
- Overlooks St Michael Coslany at the front
- Walking distance to a wide range of amenities, including shopping centres, restaurants, supermarkets, a train station, bus station and education options
- An open-plan kitchen/dining/living room that creates an effortless flow for everyday living and entertaining, with a large understairs cupboard
- Kitchen equipped with contemporary cabinetry, quality worksurfaces, a sink/drainers unit and a full-range of integrated appliances
- Three bedrooms offering the utmost comfort and privacy, with the flexibility to have a home office, a dressing room or a nursery
- Family bathroom comprising of a stylish three-piece suite, with built-in storage
- A private, low-maintenance garden that has been lovingly cared for, featuring a patio for seating, an artificial lawn and planted beds
- Off-road parking positioned in front of a single garage, suitable for storage use



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Indigo Yard sits in a well-connected pocket of Norwich's NR3 district, close enough to the city centre to walk in comfortably while still offering a quieter residential feel. From the street, it's an easy stroll to the independent shops, cafés and everyday services that cluster around Magdalen Street and Anglia Square, with larger retail options in the city centre and at nearby shopping areas such as Riverside and Castle Quarter.

Local schools are close by, including Jane Austen College and Magdalen Gates Primary, and the University of East Anglia (UEA) is reachable via direct bus routes across the city.

Transport links are practical, with frequent buses running into the centre and out toward key destinations, while Norwich Airport and the Norfolk & Norwich University Hospital are both accessible without needing to cross the entire city. The area suits a lifestyle built around walkability, local amenities and quick access to Norwich's cultural spots, green spaces and riverside paths.



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Beautifully presented and thoughtfully finished, this attractive home sits along a quiet residential road just moments from the vibrant heart of the city. Its combination of calm surroundings and immediate access to shops, cafés, green spaces and transport links makes it an appealing choice for families seeking a turn-key property in a highly convenient location.

The welcoming entrance hall sets an inviting first impression, bright and airy with a sense of ease that continues throughout the home. From here, the ground floor opens into a superb open-plan kitchen, dining and living space, a modern layout designed for everyday living as well as relaxed entertaining. The arrangement encourages natural flow, allowing each area to feel connected while still offering defined zones for cooking, dining and unwinding. A large understairs cupboard provides excellent storage, helping maintain a clean and uncluttered aesthetic.

The kitchen has been appointed with contemporary cabinetry, quality worksurfaces and a full suite of integrated appliances, including a double oven, gas hob, dishwasher, washing appliances and fridge/freezer. The design is both stylish and practical, creating a space that is enjoyable to use and easy to maintain.



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Upstairs, three comfortable bedrooms offer flexibility for a range of lifestyles. Whether used as sleeping accommodation, a home office, a dressing room or a nursery, each room provides privacy and a pleasant sense of calm. The family bathroom continues the home's refined presentation, featuring a modern three-piece suite, built-in storage and patterned floor tiles that add a touch of character.

The rear garden has been thoughtfully arranged to provide an attractive yet low-maintenance outdoor retreat. A patio area offers space for seating and alfresco dining, while the artificial lawn and planted beds create a welcoming backdrop throughout the seasons. It is a garden designed for enjoyment, with minimal upkeep required.

To the front, off-road parking sits directly before a single garage, ideal for storage or hobby use. This practical addition enhances the property's convenience, particularly for those who value secure space for bikes, tools or seasonal items.

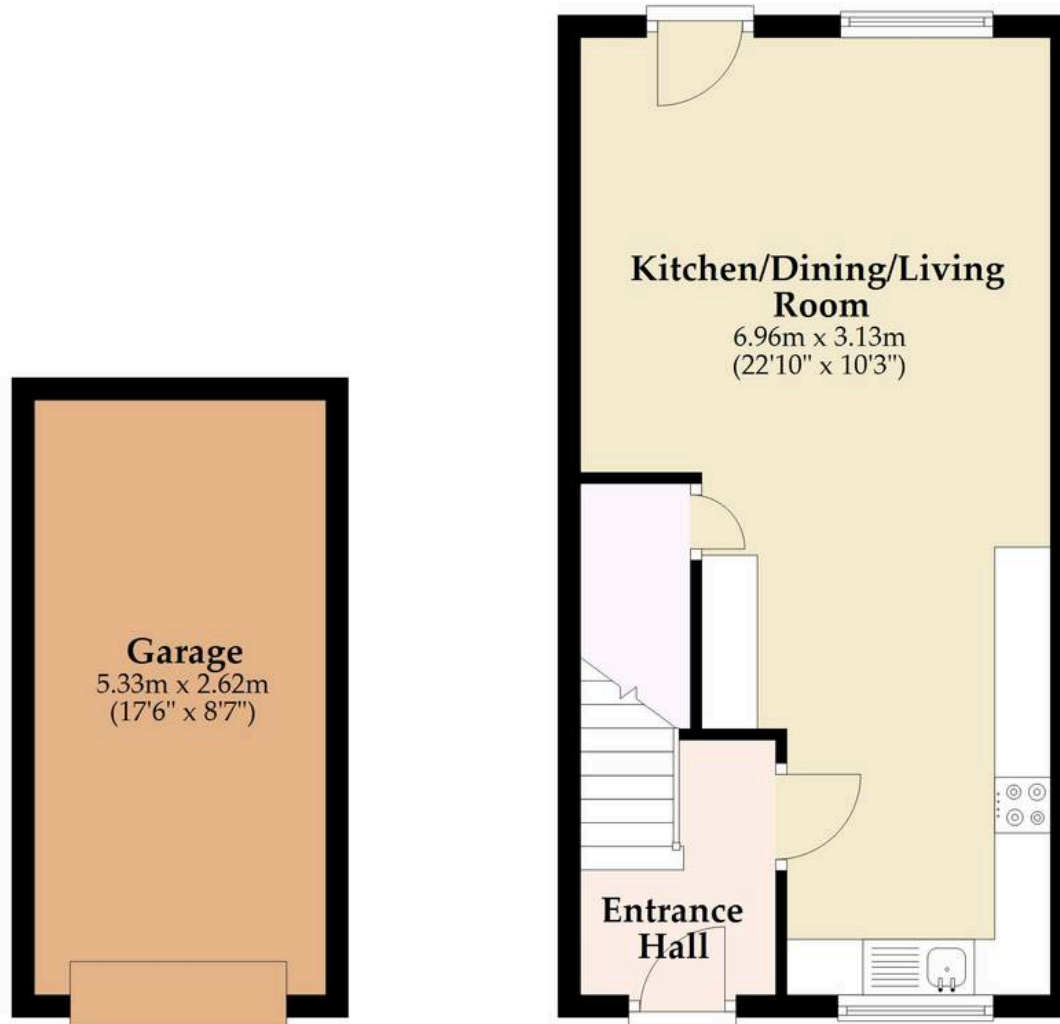
Its turn-key interior, well-considered layout and peaceful position make it a compelling opportunity for buyers looking for a property they can move straight into and enjoy from day one.



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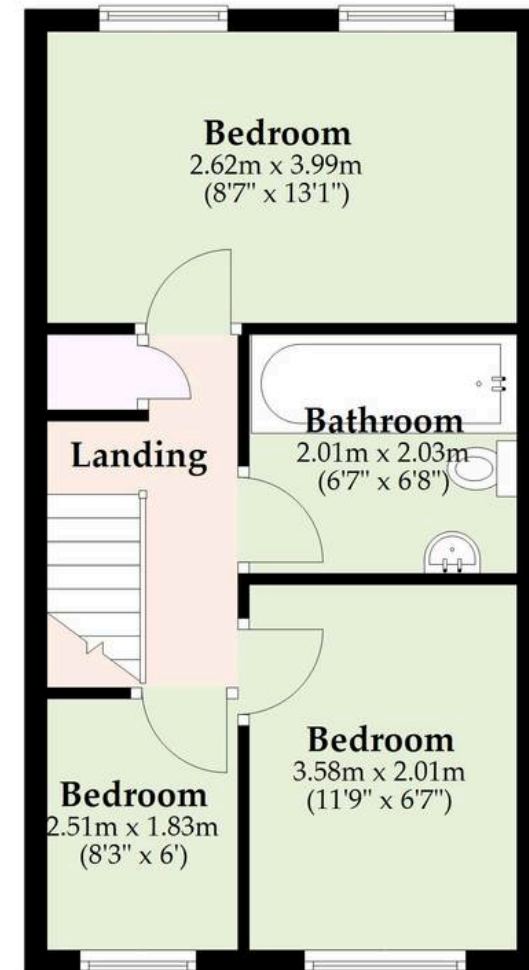
## Ground Floor

Approx. 43.8 sq. metres (471.8 sq. feet)



## First Floor

Approx. 33.1 sq. metres (356.2 sq. feet)



Total area: approx. 76.9 sq. metres (828.0 sq. feet)

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.

Plan produced using PlanUp.

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