



53 Links Avenue, Norwich

Norwich



Minors & Brady

53 Links Avenue

Norwich, Norwich

Positioned within a well-established residential area, this spacious and highly adaptable four or five-bedroom bungalow offers a generous footprint and a layout designed to suit a variety of lifestyles. Ideal for growing families, multi-generational living, or those simply seeking flexible space, the property provides a strong balance between open plan living areas and more private, versatile rooms.

With ample off-road parking, a well-arranged rear garden and a configuration that can easily be tailored to individual needs, this is a home that offers both immediate comfort and long-term practicality.



M&B

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Norwich, Norwich

- Extended and highly versatile four or five bedroom bungalow
- Flexible layout with multiple ground floor bedrooms and reception options
- Open plan lounge, dining room and kitchen creating a sociable living space
- Well equipped kitchen with ample storage and space for range cooker and appliances
- Separate utility room with additional storage and direct garden access
- Ground floor principal bedroom with ensuite shower room
- Further ground floor bedroom and additional reception room or snug
- Spacious first floor bedrooms with useful eaves storage
- Ample off road parking via a generous brickweave driveway
- Well suited to families or multi generational living with adaptable accommodation

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: C



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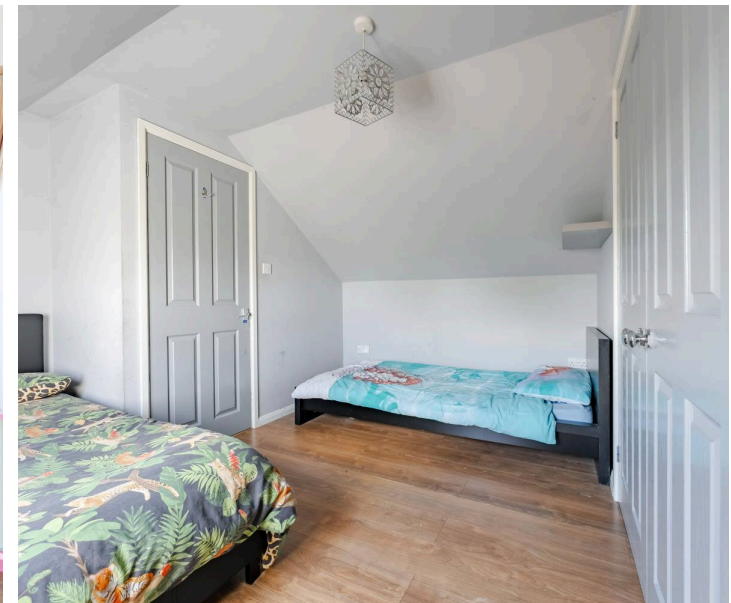
Location

Situated to the north of Norwich, Links Avenue enjoys a convenient residential setting within easy reach of a wide range of local amenities. The area is well served by supermarkets, shops, cafés, and schooling for all ages, along with healthcare facilities and leisure options nearby. Regular bus routes provide straightforward access into Norwich city centre, where a broader selection of retail, dining, and cultural attractions can be found.

The property also benefits from good road connections, with easy access to the Northern Distributor Road, making travel to surrounding areas simple. Nearby green spaces and parks offer opportunities for outdoor activities, adding to the practicality of this well-connected location.

Links Avenue

The property is entered via a welcoming hallway, where useful storage is available and access is provided to the main living spaces. To the front, the lounge offers a comfortable setting with a pleasant outlook, flowing naturally into the dining room to create a sociable and connected environment, well suited to both everyday living and entertaining. From here, the layout continues into the kitchen, which is fitted with a range of wall and base units alongside ample worktop space and room for appliances, providing a practical and functional area for cooking.



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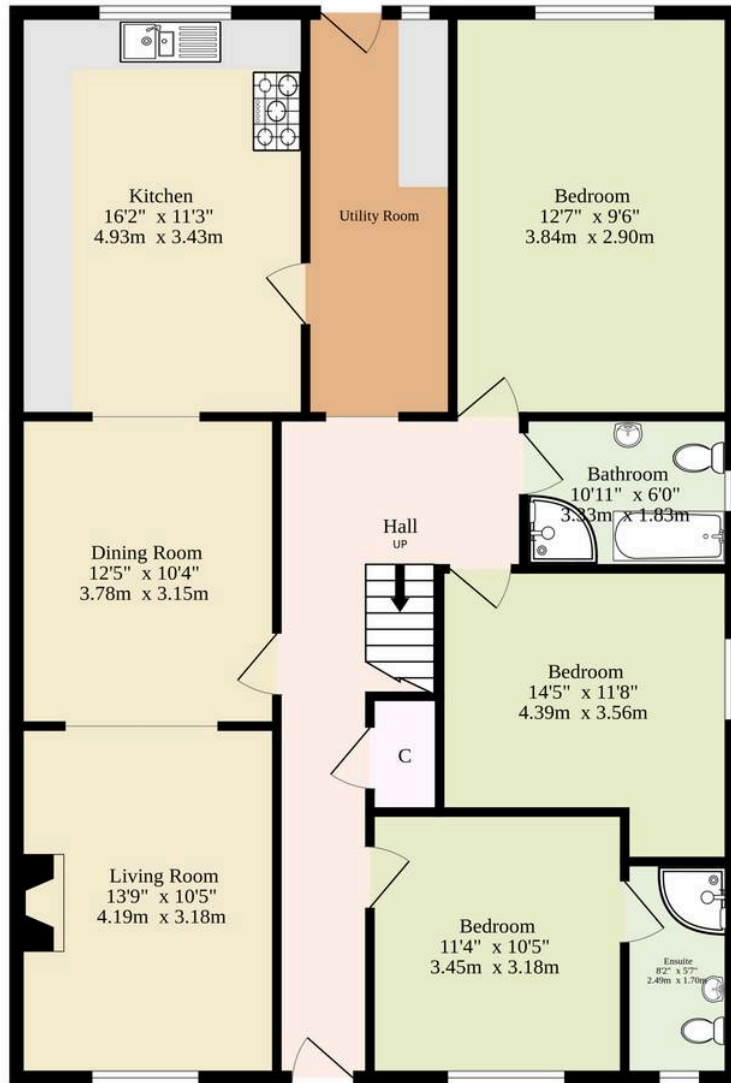
A separate utility room sits just beyond, adding further convenience with additional storage and space for appliances, as well as direct access out to the rear garden. The ground floor also benefits from a well considered bedroom arrangement, including a principal bedroom with its own ensuite shower room, alongside a further double bedroom. An additional room on this level offers flexibility as a bedroom, snug or home office depending on requirements. A family bathroom fitted with a four piece suite, including both a bath and separate shower, completes the ground floor. Upstairs, two further bedrooms are accessed from the landing, both making good use of the available space and benefitting from eaves storage. These rooms offer excellent flexibility and can be adapted for a range of uses, whether as additional bedrooms, workspaces or hobby rooms.

Externally, the property continues to impress with a generous brickweave driveway to the front, providing off road parking for multiple vehicles. To the rear, the enclosed garden has been thoughtfully arranged to create a usable and enjoyable outdoor space, featuring a lawn, patio seating area, decked section and a brick built shed, offering both practicality and space to relax or entertain.

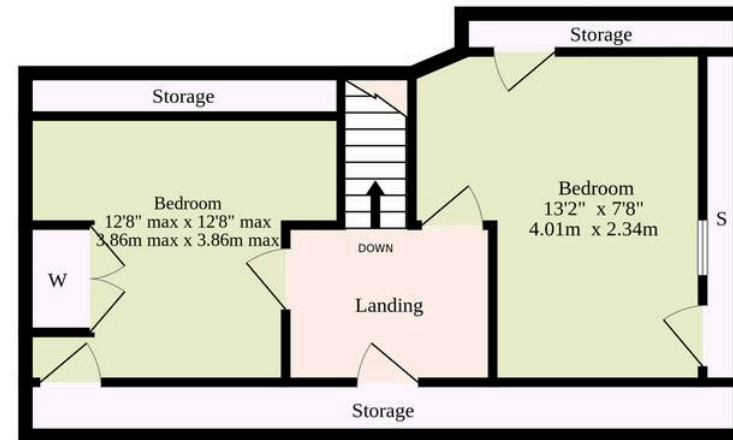


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Ground Floor
1112 sq.ft. (103.3 sq.m.) approx.



1st Floor
309 sq.ft. (28.7 sq.m.) approx.



TOTAL FLOOR AREA : 1421 sq.ft. (132.0 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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Meet *Claire*
Aftersales Team Leader

Minors & Brady
Your home, our market



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