



Minors & Brady
NORWICH
FOR SALE
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18 Northview Road, Norwich
Norwich



Minors & Brady

18 Northview Road

A fantastic opportunity to secure a spacious bungalow with huge potential and a superb garden to match. Set on a generous plot, this semi-detached home offers well-balanced accommodation perfectly suited to a range of buyers. Inside, a bright dual-aspect lounge and a practical kitchen leading into a conservatory create a comfortable and versatile living environment. Two well-proportioned bedrooms and a functional bathroom provide everything needed for easy single-storey living. Outside, the property truly shines with a large, enclosed rear garden, ample driveway parking, and a detached garage. Offered with no onward chain, this is a home ready to move into while offering plenty of scope to make it your own.

- Semi-detached bungalow
- Offered with no onward chain
- Spacious and well-proportioned accommodation
- Bright dual-aspect lounge
- Two bedrooms with flexible use
- Kitchen with access to conservatory
- Additional conservatory living space
- Large enclosed rear garden
- Driveway providing ample off-road parking
- Detached brick-built garage





M&B

18 Northview Road

The Location

Situated in the charming village of Costessey, this location offers the perfect balance of tranquil countryside living with easy access to city amenities. Norwich is just a short drive or bike ride away, with the A47 nearby for swift travel across Norfolk, and frequent bus services providing a direct and convenient route into the city centre and to the train station.

For those who love the outdoors, the area is ideal. The nearby Marriotts Way offers a scenic route for walking, cycling, and running, stretching from Aylsham into central Norwich. Families and residents can enjoy the village's welcoming community, with several cafés, three traditional pubs, and active churches all within walking distance. Daily necessities are well-covered by local shops, a garage, pharmacy, and nearby healthcare services.

Shopping and convenience are also within easy reach thanks to the Longwater Business Park, where you'll find Sainsbury's, M&S, Boots, Starbucks, The Range, and Pizza Hut. Food enthusiasts will appreciate Norfolk Foodhall, offering a selection of high-quality fresh and artisanal produce.

Families will find excellent schooling options nearby, including St Augustine's Catholic Primary (linked to Notre Dame High School), Ormiston Victory Academy, and Taverham Langley. For leisure, the area boasts beautiful parks, rivers, woodlands, garden centres, and fishing lakes, making it a haven for both adults and children alike.



18 Northview Road

Northview Road, Norwich

This well-positioned semi-detached bungalow offers spacious and adaptable single-storey living, ideal for a range of buyers including downsizers, first-time purchasers, or those seeking a home with potential to personalise.

Set back from the road with a generous frontage, the property benefits from ample off-road parking, a detached garage, and a large enclosed rear garden, providing both practicality and outdoor appeal.

Upon entering, a central hallway provides access to all principal rooms, creating a straightforward and functional layout. The lounge is a bright and comfortable space, enjoying dual aspects from the front and side which allow natural light to flow through, while a gas fire adds a cosy focal point. The kitchen is fitted with a range of wall and base units, with work surfaces over and space for essential appliances.

Positioned to the rear, it offers direct access into the conservatory, extending the living space and providing a pleasant area to relax or dine while overlooking the garden.

The property features two bedrooms, with the main bedroom positioned to the front aspect and a second bedroom overlooking the rear, offering flexibility for use as a guest room, home office, or hobby space. The bathroom is fitted with a bath, WC, and wash basin, complemented by a rear-facing window providing natural light and ventilation.

The conservatory is of brick and double-glazed construction, creating a versatile additional reception space with direct access out to the rear garden. This connection between indoor and outdoor living enhances the overall flow of the home.



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Norwich, Norwich

Externally, the property continues to impress. The front garden is mainly laid to lawn, with a pathway leading to the entrance and a driveway providing ample off-road parking alongside a detached brick-built garage. To the rear, there is a substantial enclosed garden, predominantly laid to lawn and bordered by mature planting, offering a private and peaceful outdoor setting with plenty of scope for landscaping or further development (subject to permissions).

Offered to the market with no onward chain, this bungalow presents a fantastic opportunity to acquire a well-proportioned home in a desirable setting, ready to be enjoyed from day one or enhanced to suit individual tastes.

Agents Note

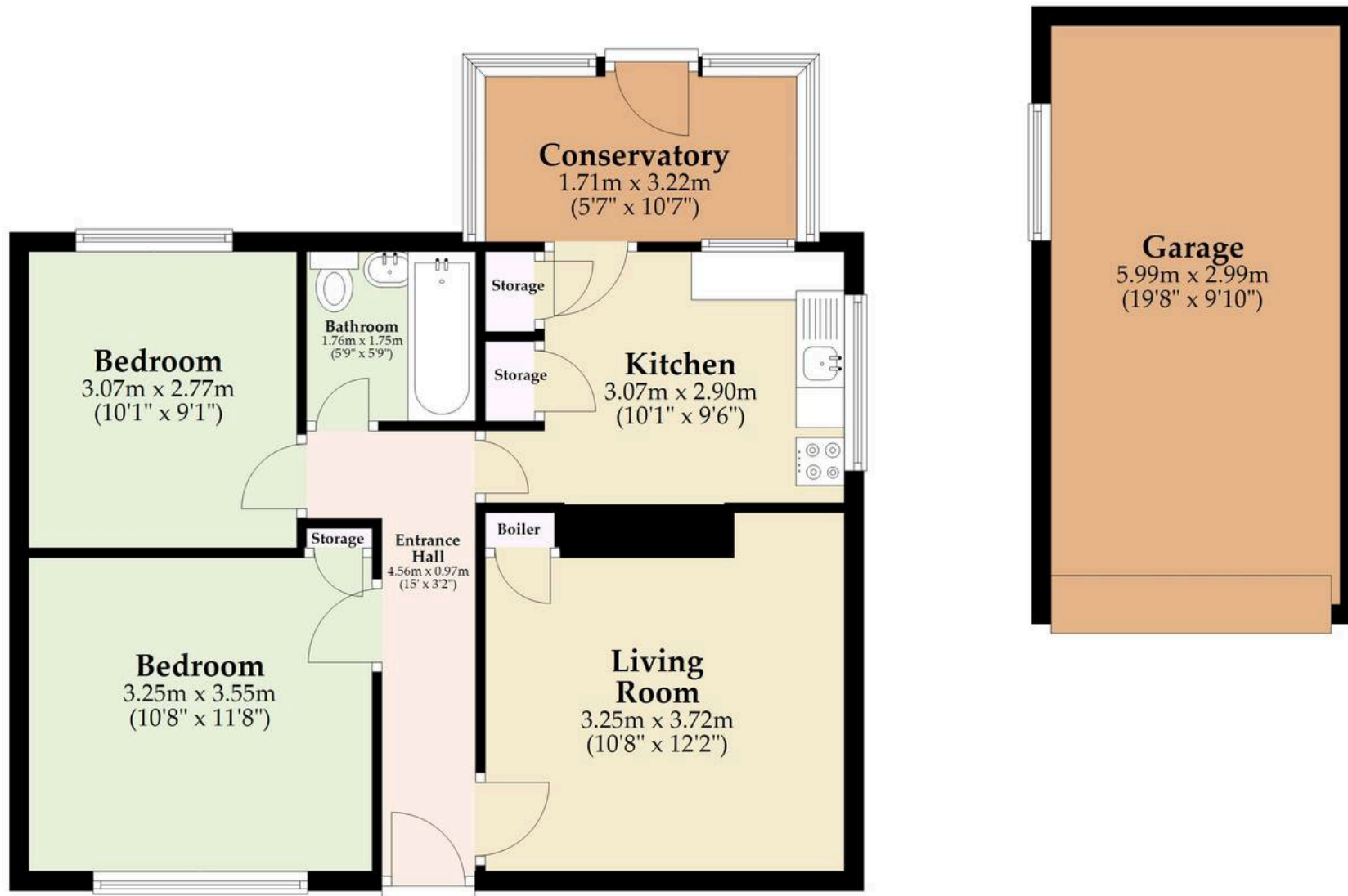
This property will be sold freehold.

Connected to mains water, electricity, gas and drainage.



Ground Floor

Approx. 77.9 sq. metres (838.9 sq. feet)



Total area: approx. 77.9 sq. metres (838.9 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.

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
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