



11 Kensington Close, Saxlingham Nethergate

Norwich



Minors & Brady

# 11 Kensington Close

Saxlingham Nethergate, Norwich

Occupying an elevated position at the head of a quiet and exclusive cul-de-sac, this beautifully extended four-bedroom linked-detached home offers space, privacy and versatility in one of South Norwich's most prestigious villages. Set within a generous plot, the property enjoys attractive outlooks and a strong sense of arrival, enhanced by its striking frontage and ample parking. Inside, the home has been thoughtfully designed to suit modern family living, with three reception rooms filled with natural light. A double-aspect sitting room with a wood-burning stove flows effortlessly into a snug and out to the garden, creating a warm and sociable heart to the home. Upstairs, four well-proportioned bedrooms include a principal suite with en-suite shower room and dressing area. Completing the picture is a generous, private rear garden with patio seating, making this an ideal long-term family home in an enviable village setting.

- Four-bedroom linked-detached family home set within one of South Norwich's most prestigious villages
- Elevated position at the head of a quiet, exclusive cul-de-sac, offering privacy and attractive outlooks
- Three reception rooms ideal for family living, entertaining or flexible use
- Double-aspect sitting room with wood-burning stove, forming a warm and welcoming focal point
- Generous and private rear garden with patio seating areas and mature planting
- Striking frontage with circular lawn, box hedging and ample off-road parking
- Further potential within the generous plot for enhancement, subject to appropriate permissions





M&B

# 11 Kensington Close

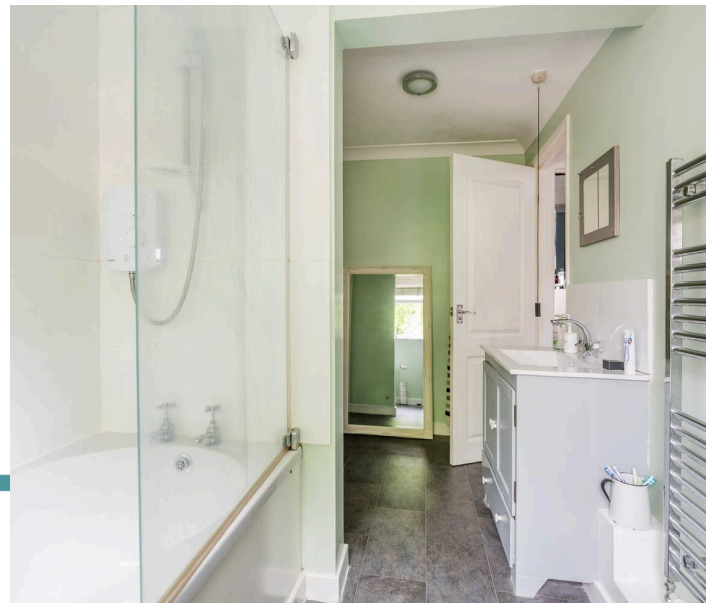
Saxlingham Nethergate, Norwich

## The Location

Situated in the heart of the highly sought-after village of Saxlingham Nethergate, this location offers a wonderful blend of rural charm and everyday convenience. Surrounded by beautiful countryside, the village is particularly well known for its scenic walks, open landscapes and peaceful atmosphere, yet remains within easy reach of Norwich city centre, making it ideal for those seeking a quieter lifestyle without feeling isolated.

The village itself benefits from a strong sense of community, supported by a highly regarded primary school within walking distance. Local social amenities include the popular Saxon Club, a cricket club and village hall, all of which host a variety of regular events and activities throughout the year. There is also a large playing field with football pitches, a children's play area and a bowls club, providing something for all ages and contributing to the village's welcoming, family-friendly feel.

The nearby and thriving village of Hempnall, located approximately one mile away, further enhances the appeal of the area. It offers a range of essential amenities including a post office and village store, butchers, doctor's surgery and pharmacy, ensuring day-to-day needs are well catered for. Altogether, Saxlingham Nethergate offers a rare opportunity to enjoy village living at its best—picturesque, well connected and supported by a vibrant local community.



M&B

# 11 Kensington Close

Saxlingham Nethergate, Norwich

## Kensington Close, Saxlingham Nethergate

This beautifully presented four-bedroom linked-detached home occupies an enviable elevated position at the head of a quiet and exclusive cul-de-sac, within one of South Norwich's most highly regarded villages. Set within a generous plot, the property enjoys an attractive outlook and a strong sense of privacy, making it an ideal setting for family life.

The approach immediately creates a sense of arrival, with a well-maintained circular lawn framed by box hedging and a driveway providing ample off-road parking. Inside, a welcoming porch leads into a central hallway with a convenient ground floor cloakroom, setting the tone for the well-considered layout that follows.

The ground floor offers a flexible and sociable living arrangement, enhanced by a thoughtful extension carried out by the current owners. A spacious, double-aspect sitting room forms a focal point of the home, featuring a wood-burning stove and an abundance of natural light.

This space opens into a cosy snug which enjoys direct access to the rear garden, creating an easy flow between indoor and outdoor living.

A separate dining room sits comfortably alongside a fitted kitchen, with all three reception rooms connecting seamlessly, making the layout ideal for both everyday living and entertaining.



# 11 Kensington Close

Saxlingham Nethergate, Norwich

Upstairs, four well-proportioned bedrooms are arranged around a central landing. The principal bedroom benefits from an en-suite shower room, while the remaining bedrooms are served by a family bathroom. An adjoining dressing area provides additional flexibility, whether used as storage, a dressing space or a practical family amenity.

The rear garden is generous, private and well planted, offering both lawned areas and patio seating spaces that are well suited to relaxing or entertaining. Mature planting and thoughtful landscaping create a peaceful, enclosed feel, enhanced by external lighting for evening use.

To the front, the size of the plot offers potential for further enhancement, subject to the relevant permissions, including the possibility of extending the existing garage. Overall, this is a superb long-term family home, combining space, versatility and a prime village setting in a sought-after South Norwich location.

## Agents Note

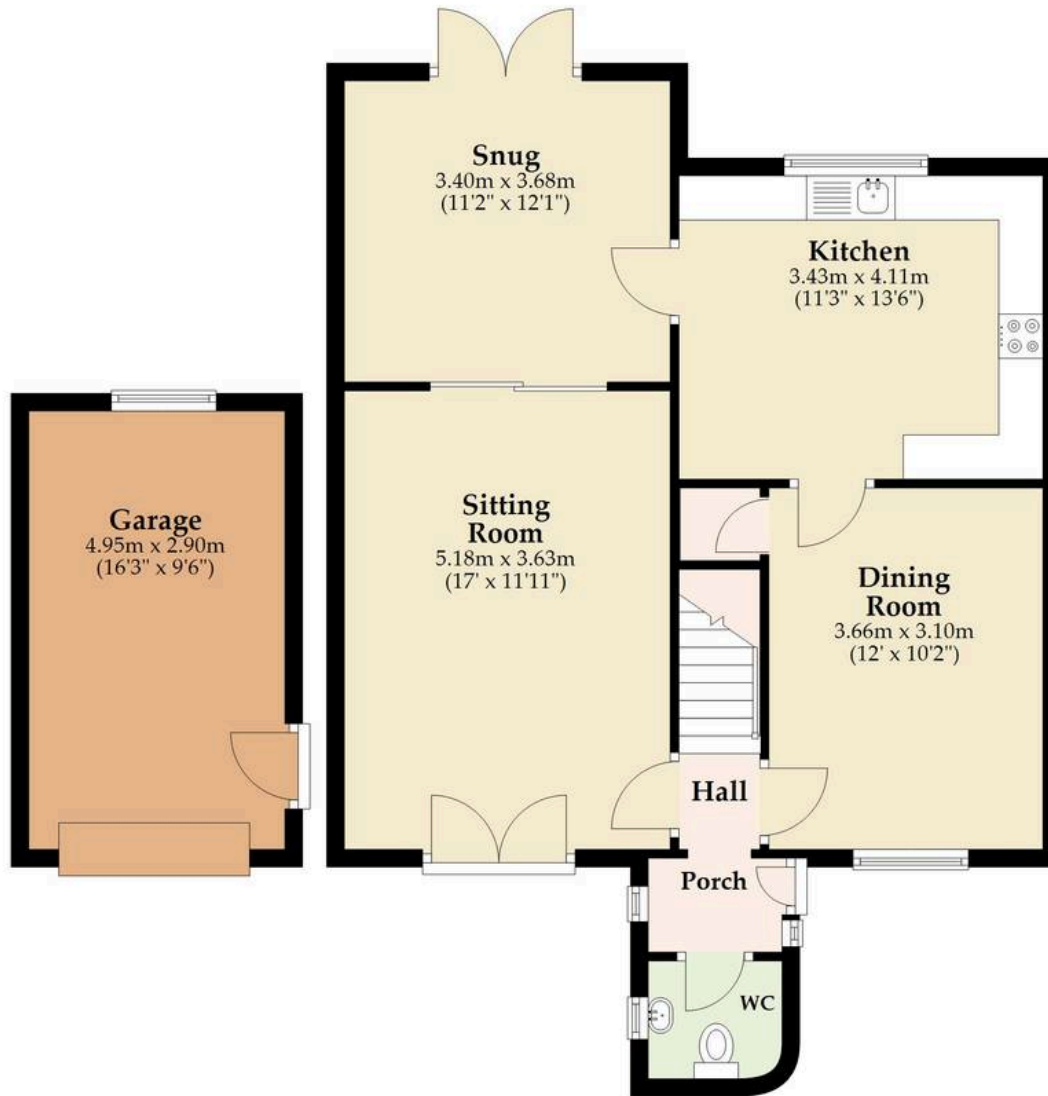
This property will be sold freehold and connected to mains water, electricity, and drainage.

Oil-fired heating and wood burner.



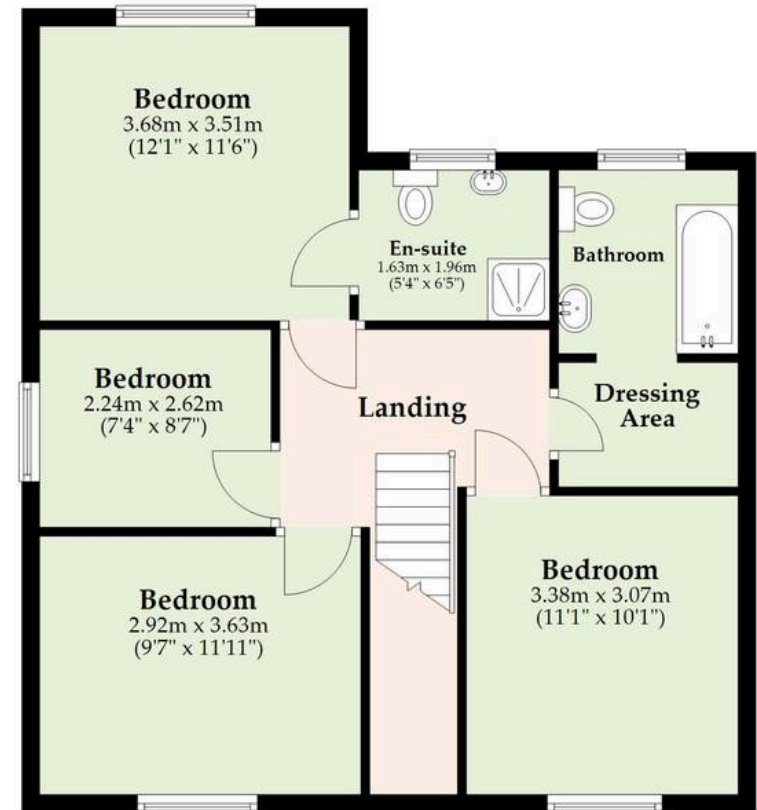
### Ground Floor

Approx. 80.9 sq. metres (870.5 sq. feet)



### First Floor

Approx. 62.2 sq. metres (669.3 sq. feet)



Total area: approx. 143.1 sq. metres (1539.8 sq. feet)

Sqft excludes hall, landing and garage.

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  
*Your home, our market*

 [norwich@minorsandbrady.co.uk](mailto:norwich@minorsandbrady.co.uk)

 01603 365085

 107 Unthank Road, Norwich, NR2 2PE

CAISTER-ON-SEA | DEREHAM | DISS | NORWICH | OULTON BROAD | WROXHAM



## How can we support

- ✓ Residential Mortgages
- ✓ Protection & Insurance
- ✓ Buy-to-let (personal and limited company)



**Matt Waters**  
Director and  
Principal



**Victoria Payne**  
Mortgage and  
Protection Advisor

Offering you quick and professional mortgage advice every step of the way.

T: 01603 210378  
E: [enquiries@norfolk-mortgages.co.uk](mailto:enquiries@norfolk-mortgages.co.uk)