



37 Acland Mews, Norwich

Minors & Brady

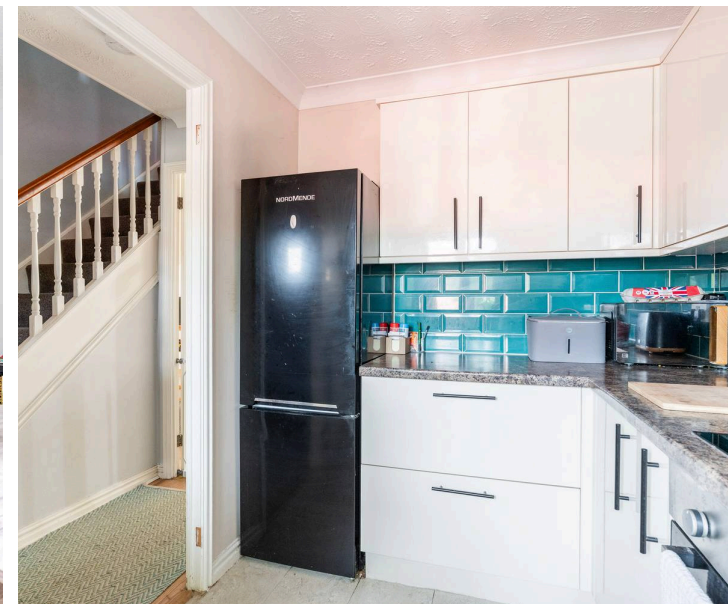
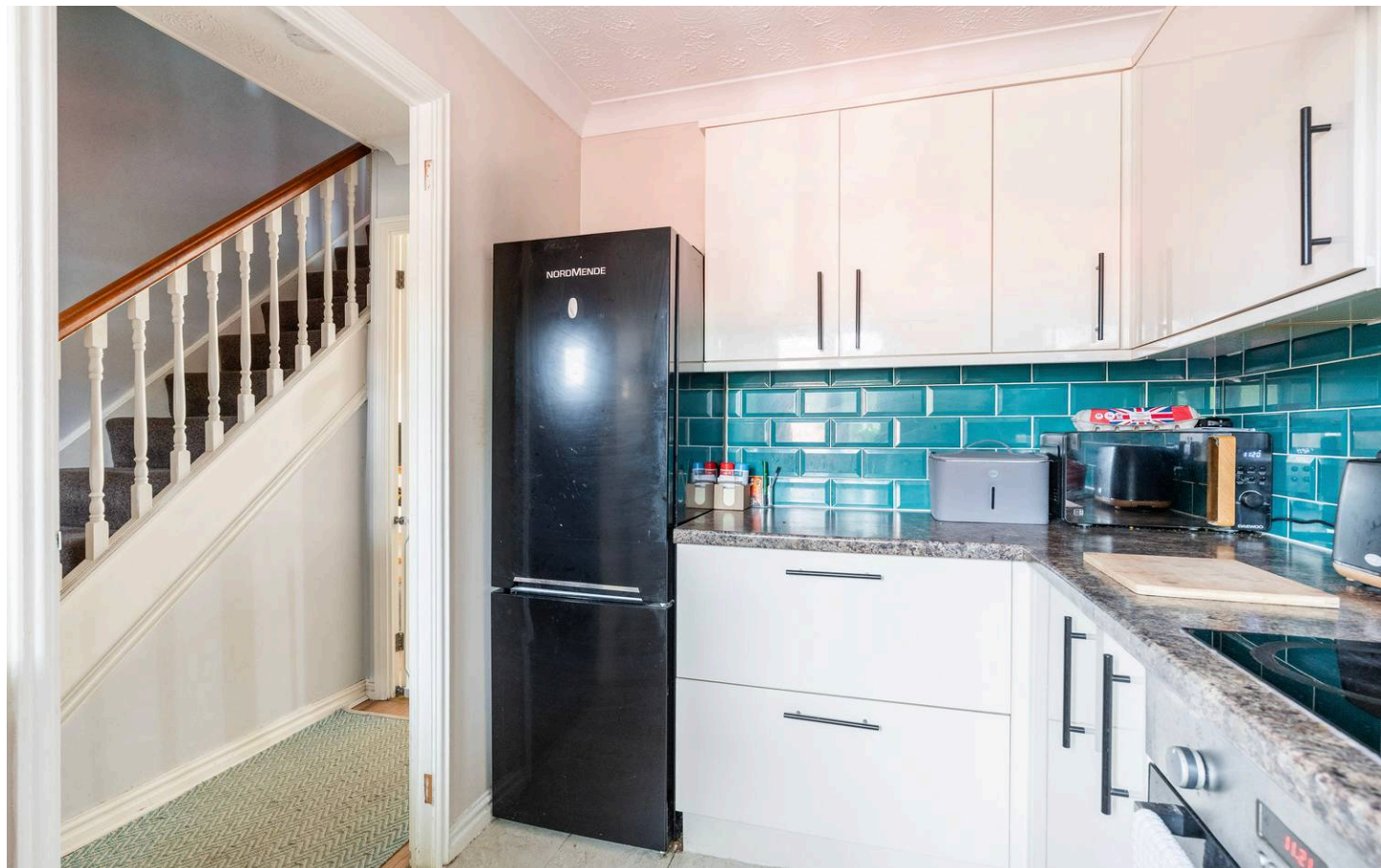


37 Acland Mews

Norwich

A fantastic opportunity to acquire a well-presented home with a generous garden and designated parking, tucked away within a quiet cul-de-sac. The property features a modern fitted kitchen, an updated bathroom, and a spacious lounge/dining room with large sliding doors opening onto the rear garden. Upstairs, the principal bedroom benefits from excellent built-in storage. Further benefits include gas central heating, double glazing throughout and new laminate flooring to the ground floor. The enclosed rear garden provides an excellent space for outdoor enjoyment and entertaining. Conveniently located close to shops, schools and public transport links, this home is well suited to first-time buyers, downsizers and investors alike.

- Peacefully positioned within a quiet and established cul-de-sac setting
- Designated residents' parking space providing convenient off-road parking
- Spacious lounge/dining room ideal for both relaxing and entertaining
- Large sliding patio doors opening directly onto the rear garden
- Modern fitted kitchen with integrated appliances and ample storage
- Contemporary bathroom complemented by a separate WC for added practicality
- Generous enclosed rear garden offering excellent outdoor living space
- Principal bedroom with fitted wardrobes and useful built-in storage
- Gas central heating and double glazing throughout for year-round comfort
- Conveniently located close to local shops, schools and public transport links





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The Location

Situated in a popular and well-connected residential area to the north of Norwich, this location offers an excellent balance of convenience, accessibility and local amenities. Residents benefit from easy access to a wide range of everyday services, with both Sprowston and Hellesdon providing an excellent selection of supermarkets, independent shops, cafés, public houses, healthcare facilities and schooling for all ages.

For larger shopping needs, an Asda Superstore is located nearby, alongside a variety of retail parks and commercial centres offering a range of national retailers, home stores and leisure facilities. The area is particularly well suited to families and professionals alike, thanks to the abundance of amenities available within a short distance.

Those who enjoy outdoor recreation are well catered for, with the picturesque Catton Park located nearby. One of Norwich's most historic parklands, it offers acres of mature woodland, open green spaces, walking routes and recreational areas to enjoy throughout the year.

The property is also exceptionally well positioned for commuters and those travelling further afield. Norwich International Airport is within easy reach, while the Broadland Northway (NDR) and Norwich Ring Road provide convenient road links around the city and to the wider Norfolk road network. Regular public transport services operate nearby, offering straightforward access into Norwich city centre and surrounding areas.

Norwich city centre itself is just a short journey away and provides an extensive range of shopping, dining, entertainment and cultural attractions. From the historic Norwich Market, Norwich Cathedral and the city's characterful lanes to its theatres, restaurants, cafés and riverside leisure facilities, the city offers an outstanding variety of amenities and experiences to suit all lifestyles.





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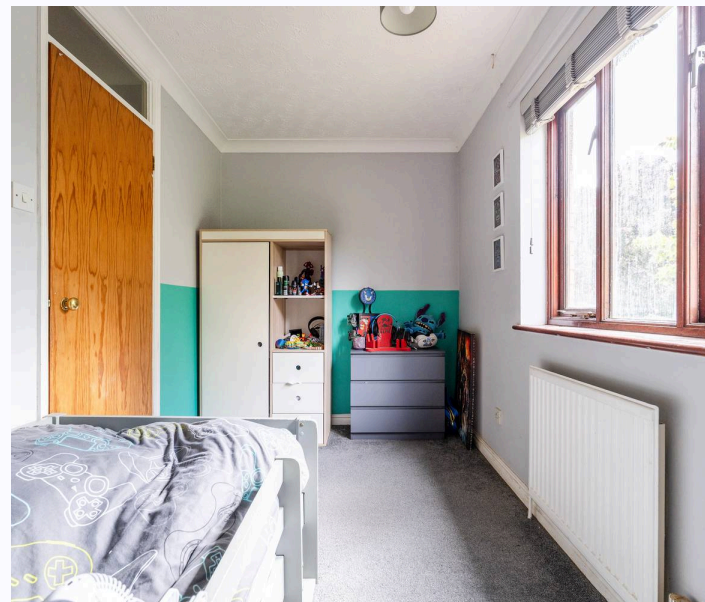
Acland Mews, Catton Grove

This attractive home offers well-presented accommodation ideally suited to first-time buyers, downsizers and investors alike. Situated within a quiet cul-de-sac setting, the property combines comfortable living space with a convenient location close to local amenities, schools and public transport links.

The accommodation is entered via an entrance hall with stairs rising to the first floor. The kitchen has been fitted with a range of storage units and incorporates a fan-assisted oven, electric hob with stainless steel extractor hood above and an integrated washing machine, creating a practical space for day-to-day living.

To the rear of the property, a generous lounge/dining room provides excellent space for both relaxing and entertaining. Large sliding patio doors allow plenty of natural light to flood the room while creating a seamless connection to the garden beyond.

The vendors particularly enjoy the large lounge/dining area and the expansive doors opening onto the rear garden, which enhance the sense of space throughout the ground floor. New laminate flooring has also been installed downstairs, providing a modern and low-maintenance finish.



M&B



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The first floor comprises a spacious principal bedroom benefiting from a built-in double wardrobe together with an additional upstairs storage cupboard, ensuring excellent storage provision. The bathroom has been updated in recent years and is complemented by a separate WC, offering added practicality for everyday living.

Further benefits include double glazing throughout and gas central heating supplied by a combination boiler, providing efficient heating and hot water.

Externally, the property enjoys an enclosed rear garden which offers a generous outdoor space for relaxing, gardening or entertaining during the warmer months. Side access leads conveniently from the front of the property into the garden. The home also benefits from a designated parking space within the residents' car park.

The location is another notable feature, with easy access to local shops, schools and public transport services. A Virgin fibre broadband connection is already in place, making the property particularly appealing to home workers and those requiring fast and reliable internet connectivity.

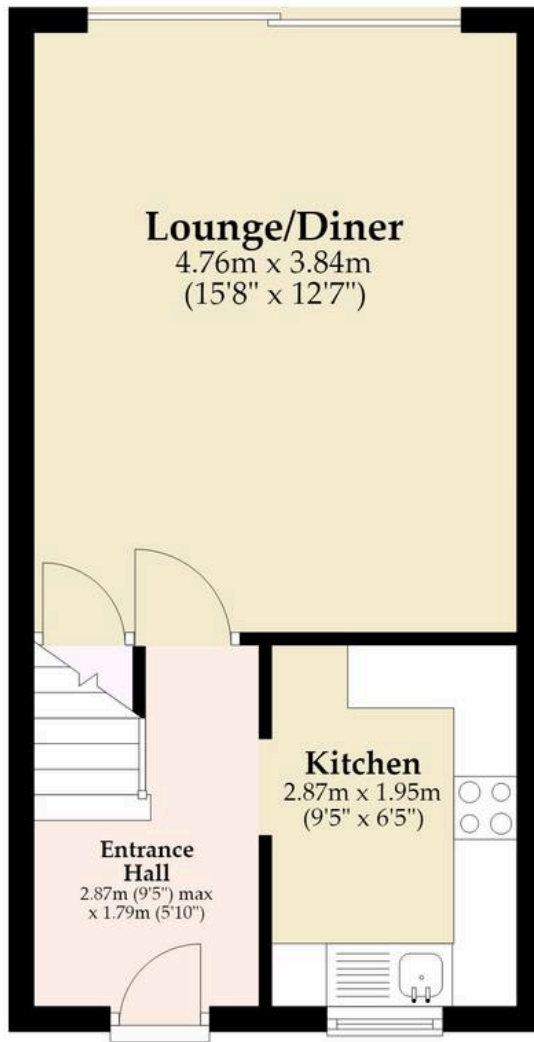
Agent's Note

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



Ground Floor

Approx. 29.7 sq. metres (319.3 sq. feet)



First Floor

Approx. 29.7 sq. metres (319.2 sq. feet)



Total area: approx. 59.3 sq. metres (638.4 sq. feet)

M&B

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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Minors & Brady
Your home, our market



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