



6 Observer Close, Freethorpe

Norwich



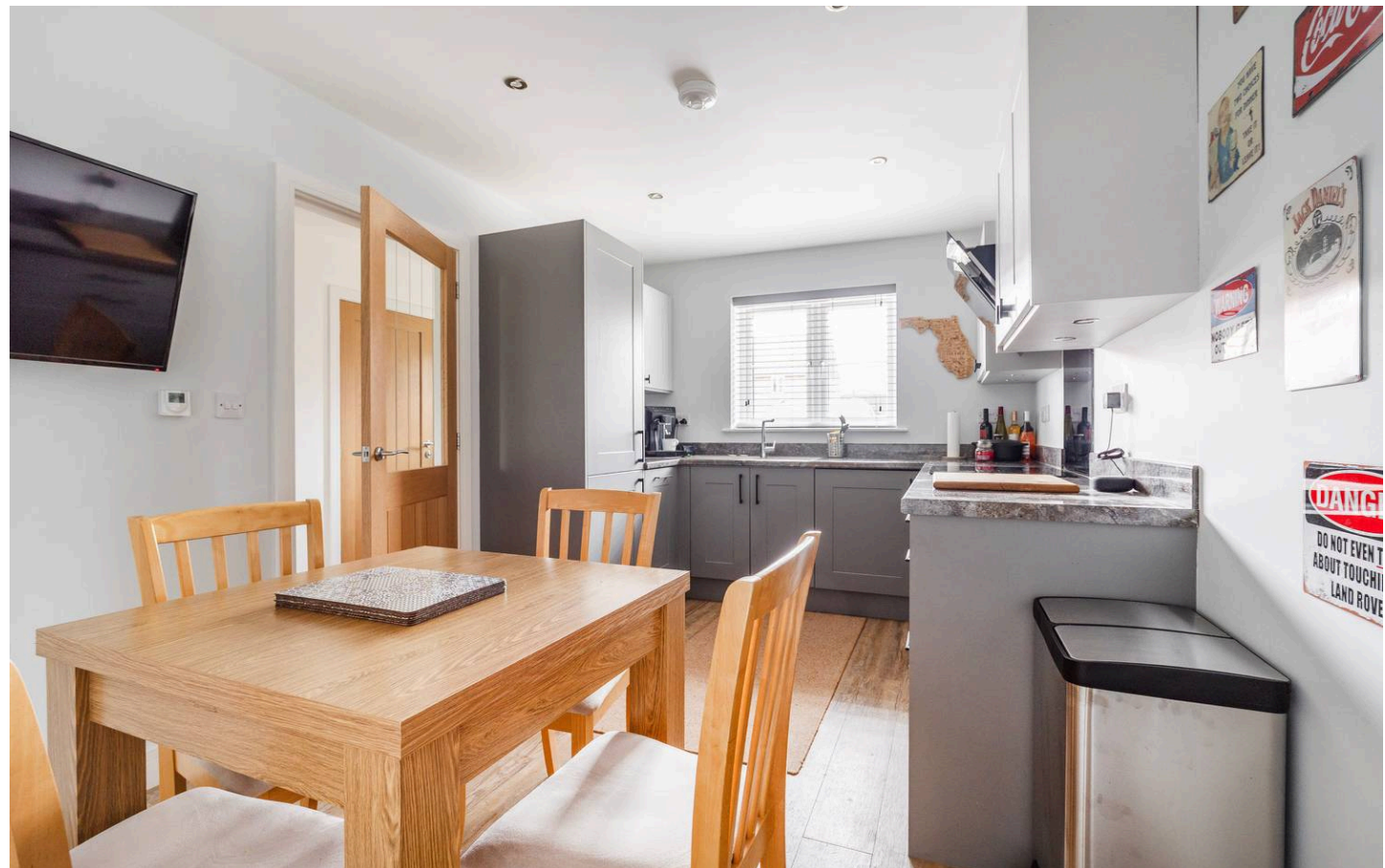
Minors & Brady

## 6 Observer Close

Freethorpe, Norwich

A modern village home with open field views, combining contemporary comfort with a practical and well-balanced layout. Built in 2021 and offered with no onward chain, the property provides a clean, high-spec finish ideal for modern living. The ground floor centres around a well-appointed kitchen/dining space with integrated appliances, complemented by a spacious sitting room opening onto the garden via French doors. Underfloor heating throughout the ground floor adds an extra level of comfort and efficiency. Upstairs, three bedrooms are arranged with an en suite to the principal room alongside a stylish family bathroom. Outside, the enclosed rear garden backs directly onto open fields, offering a rare sense of space and a more peaceful outlook.

- Built in 2021 with remaining NHBC warranty
- Offered with no onward chain
- Backing onto open fields with a pleasant rural outlook
- Contemporary kitchen/dining room with integrated Siemens appliances
- Spacious sitting room with French doors opening to the garden
- Underfloor heating to the ground floor via air source system
- Three bedrooms including principal with en suite shower room
- Modern family bathroom with bath and shower facilities
- Enclosed rear garden with a good level of privacy
- Driveway parking providing side-by-side spaces for two vehicles



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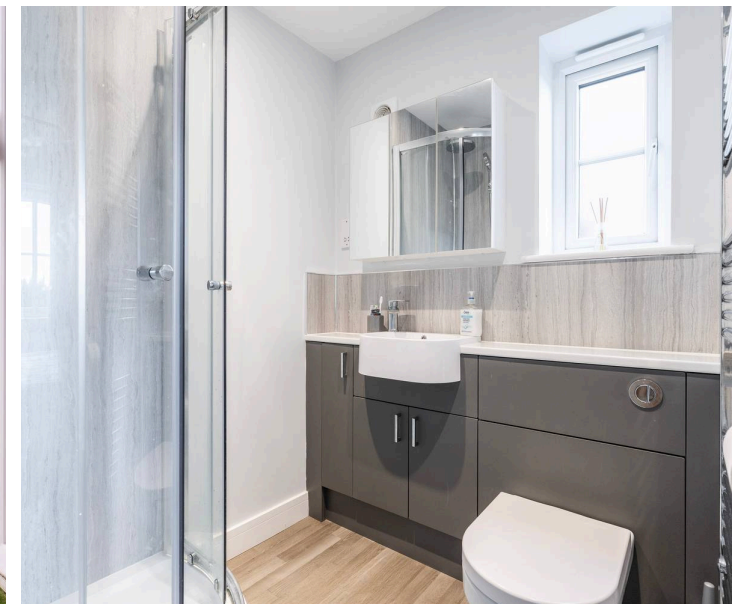
### The Location

Freethorpe sits within a genuinely peaceful countryside setting, offering the practical benefit of being close to larger towns and services. The village is surrounded by classic Norfolk scenery, open fields, big skies, and quiet rural lanes—and is only a short distance from the Broads National Park. The Broads are one of the area's biggest draws, with plenty of opportunities for walking, wildlife spotting, and getting out on the water.

Freethorpe has a friendly, down-to-earth community feel. The village includes everyday essentials such as a primary school, a local pub, and a small shop, along with various community groups and activities that help keep village life active and welcoming. There are also bus links to nearby towns, making it easy to get around without relying solely on a car.

For a wider choice of shops, restaurants, and cultural attractions, Norwich is within easy reach. The city offers everything from independent cafés and markets to theatres, museums, and larger retail centres, giving residents the best of both rural calm and urban convenience.

With its mix of natural surroundings, community spirit, and straightforward access to both the Broads and Norwich, the area suits anyone looking for a relaxed village lifestyle without feeling cut off from the things they need.



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Freethorpe, Norwich

### Observer Close, Freethorpe

Set within a desirable village location and built in 2021, this well-presented semi-detached home offers modern living with a thoughtful layout, attractive outlook and the reassurance of a remaining NHBC warranty. Designed with both practicality and comfort in mind, the property provides well-balanced accommodation ideal for everyday family life.

The approach is neat and functional, with a shingled frontage and a driveway providing side-by-side parking. A pathway leads to the entrance, where you are welcomed into a central hallway offering useful built-in storage and access to a ground floor W.C.

The kitchen/dining room sits to the front of the property and has been finished to a contemporary standard, combining sleek cabinetry with quality work surfaces. There is a full range of integrated Siemens appliances, creating a clean and streamlined finish, while the layout allows ample space for dining, making it a natural hub of the home for both everyday use and entertaining.

To the rear, the sitting room spans the width of the property, creating a spacious and comfortable living area. With a generous flow of natural light and French doors opening directly onto the garden, the space connects effortlessly to the outdoors, enhancing its appeal throughout the seasons. Underfloor heating powered by an air source system runs across the ground floor, adding both efficiency and comfort.



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Upstairs, three bedrooms are arranged around a central landing, each offering a practical layout suitable for a variety of needs. The main bedroom benefits from built-in storage and a private en suite shower room, fitted with modern sanitaryware and a contemporary finish. The remaining bedrooms are served by a family bathroom, completed in a coordinated style with both bath and shower facilities.

Externally, the rear garden is a particularly appealing feature, backing directly onto open fields and providing a sense of space and outlook that is not often found in newer developments. The garden is enclosed, with a combination of fencing and maturing planting creating privacy while still allowing for views beyond. The space is well-suited to both relaxation and outdoor dining, with scope for further personalisation over time.

Offered with no onward chain, this is a straightforward opportunity to acquire a modern home in a sought-after village setting, combining contemporary design with a semi-rural feel.

### Agents Note

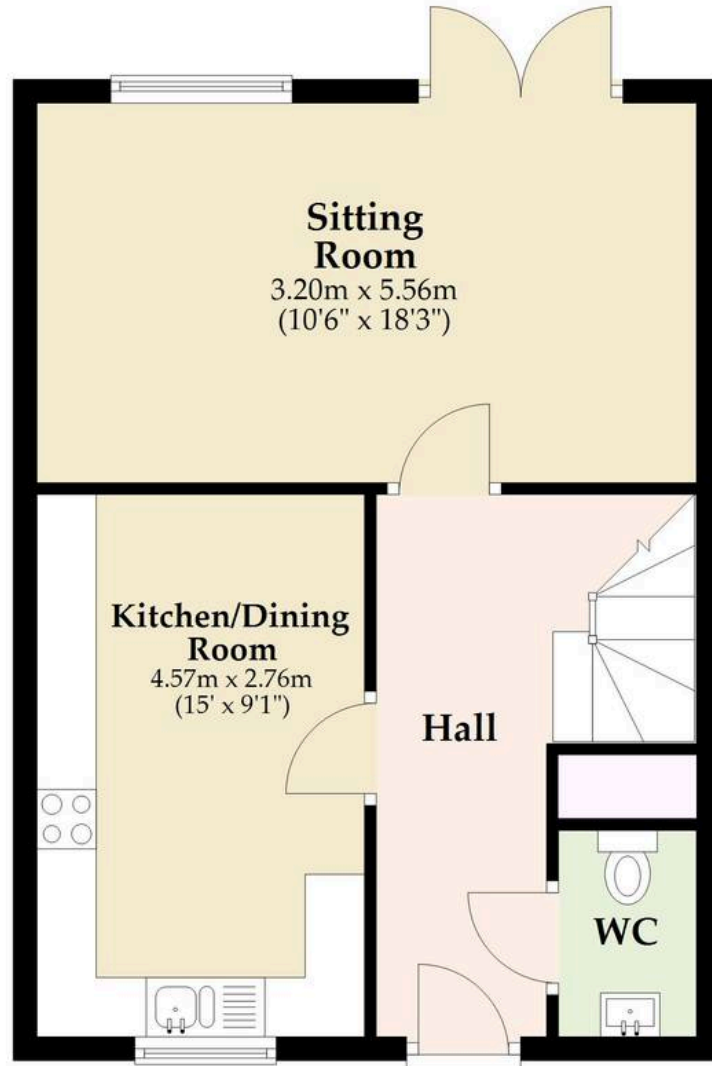
This property will be sold freehold.

Connected to mains water, electricity, drainage and air-source heat pump.



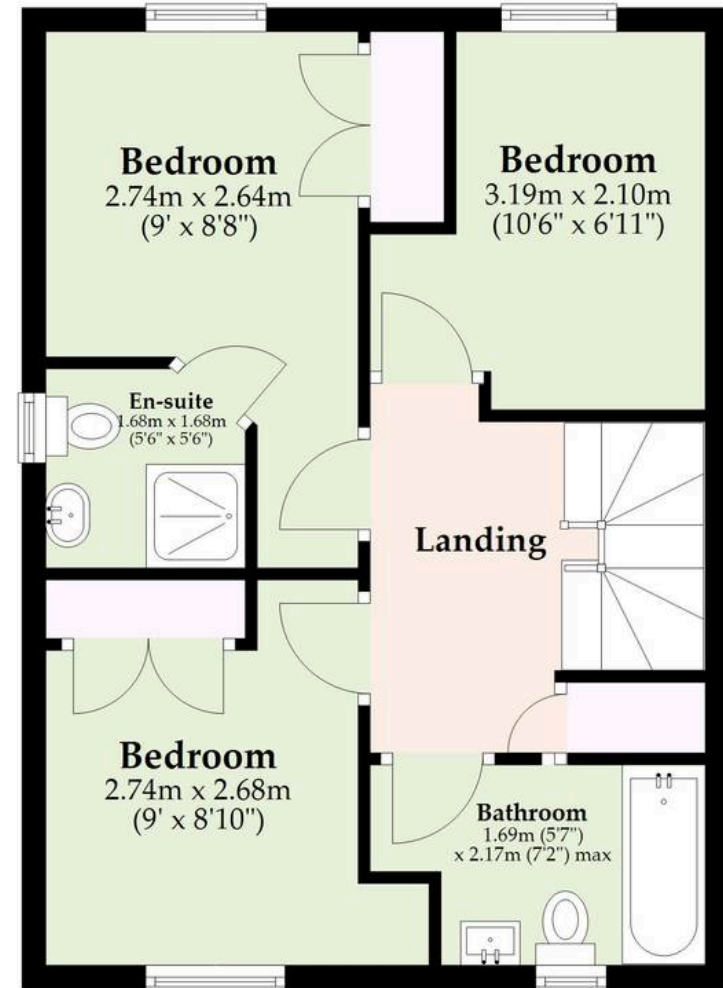
## Ground Floor

Approx. 43.8 sq. metres (471.3 sq. feet)



## First Floor

Approx. 55.0 sq. metres (591.7 sq. feet)



Total area: approx. 98.8 sq. metres (1063.0 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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wroxham@minorsandbrady.co.uk



01603 783088



6 Church Road, Wroxham, Norwich, NR12 8UG

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