



12 Christopher Close, Norwich

Norwich



Minors & Brady

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Chain-free and deceptively spacious, this first-floor maisonette offers comfortable living in a sought-after cul-de-sac location. Benefiting from its own private entrance, the property provides a rare sense of independence alongside well-proportioned accommodation. A bright bay-fronted sitting and dining room is complemented by a fitted kitchen, creating practical and inviting living space. There are two generous double bedrooms, a bathroom and a separate cloakroom. Further benefits include a garage, gas central heating and UPVC double glazing, adding both practicality and comfort. Conveniently located close to Norwich city centre and local amenities, this is an excellent opportunity for a variety of buyers.

- No onward chain
- Spacious first-floor maisonette
- Private entrance
- Two generous double bedrooms
- Bright bay-fronted sitting/dining room
- Well-appointed fitted kitchen
- Bathroom and separate cloakroom
- Gas central heating
- UPVC double glazing throughout
- Desirable cul-de-sac location close to the city centre and local amenities





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The Location

Ideally positioned just southeast of Norwich city centre, the area offers a well-connected yet established residential setting that remains popular with professionals, families, and commuters alike. Residents benefit from convenient access to a wide range of everyday amenities, including local convenience stores, independent cafés, takeaways, and nearby supermarkets, with a Sainsbury's supermarket and City College Norwich both located within easy reach. Larger retail parks and shopping facilities can also be reached within a short drive.

Excellent transport connections are a key feature of the location. Ipswich Road provides straightforward access into Norwich city centre, while also connecting directly to the A47, offering convenient routes across Norfolk and beyond. Norwich Train Station is approximately a mile away, providing direct services to destinations including London Liverpool Street and Cambridge, making the area particularly appealing for those commuting regularly.

For leisure and outdoor enjoyment, there are several green spaces close by, including Harford Park and the scenic trails of Whitlingham Country Park, both offering pleasant walking, cycling and recreational opportunities. The popular Riverside development is also within easy reach, providing a wide selection of restaurants, cafés, fitness facilities, entertainment venues and a multi-screen cinema.



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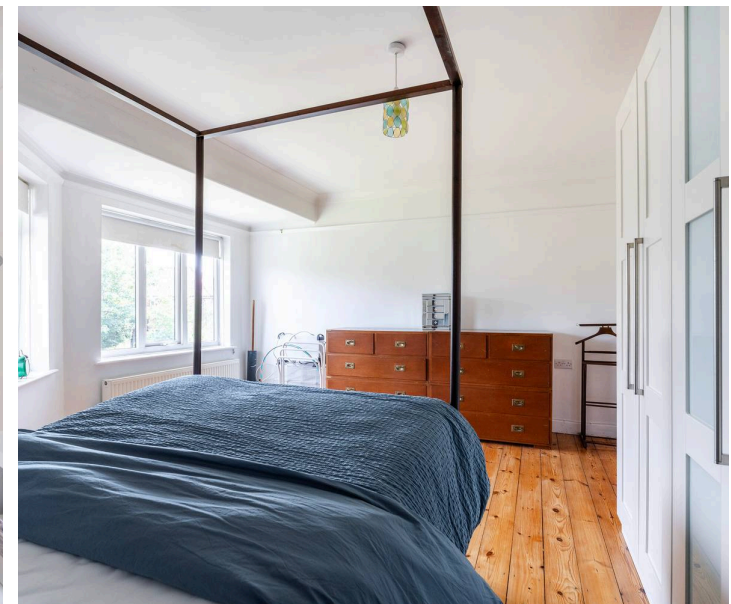
Offered with no onward chain, this well-presented first-floor maisonette occupies a desirable position towards the end of a quiet cul-de-sac and enjoys easy access to Norwich city centre and a wide range of local amenities. Combining generous proportions with a practical layout, the property represents an excellent opportunity for first-time buyers, professionals, downsizers and investors alike.

Accessed via its own private entrance, the accommodation immediately benefits from a sense of independence rarely associated with apartment living. An entrance hall with useful built-in storage cupboards provides a practical welcome and leads through to the main living areas.

The bright and spacious bay-fronted sitting and dining room forms the heart of the home, offering a comfortable and versatile space for both relaxation and entertaining.

The attractive bay window allows plenty of natural light to flood the room, creating a warm and inviting atmosphere throughout the day.

The fitted kitchen is thoughtfully arranged with a range of units and work surfaces, providing ample space for everyday cooking and meal preparation. Well positioned within the layout, it offers both practicality and convenience for modern living.



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The property further benefits from two generously sized double bedrooms, offering flexible accommodation suitable for a variety of requirements, whether for guests, home working or additional storage. A bathroom serves the bedrooms, while a separate cloakroom provides added convenience for residents and visitors.

A particularly valuable feature is the inclusion of a garage, providing secure storage and additional practicality. Further benefits include gas central heating and UPVC double glazing, helping to ensure comfort and efficiency throughout the year.

Enjoying a sought-after cul-de-sac location and offered with no onward chain, this spacious maisonette presents a fantastic opportunity to acquire a well-balanced home within easy reach of the city centre.

Agents Note

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

For all leasehold properties, we recommend that prospective buyers satisfy themselves regarding the arrangements for parking, garage usage and any outside space before proceeding with a purchase.



Apartment
Approx. 1090.2 sq. feet



Total area: approx. 1090.2 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

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