



5 Barclay Green, Norwich

Minors & Brady



5 Barclay Green

Norwich

The Location

Barclay Green is a residential street located in the northeast of Norwich, offering a quiet atmosphere while remaining within easy reach of the city centre. The area is well-served by local shops, including convenience stores, small supermarkets, and independent retailers, making daily errands simple and convenient.

Families benefit from nearby schools such as Heartsease Primary Academy, St William's Primary School, and Falcon Junior School, with secondary education available at Thorpe St Andrew's School and Sixth Form, Sprowston Academy, Open Academy and Notre Dame High School, providing a range of educational opportunities for children of all ages.

Healthcare facilities are easily accessible, with local GP practices, pharmacies, and clinics nearby, and the Norfolk and Norwich University Hospital just a short drive away for more extensive medical services. Transport connections are strong, with regular bus routes linking residents to the city centre, surrounding neighbourhoods, and the University of East Anglia, while the nearby Norwich Ring Road allows easy travel by car.

For outdoor leisure, residents can enjoy local green spaces and parks, offering opportunities for walking, cycling, and recreational activities.







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Barclay Green, Heartsease

Situated within the ever-popular Heartsease area of Norwich, this extended terraced home offers surprisingly spacious accommodation, a practical family-friendly layout and the added benefit of no onward chain. Ideally positioned close to local amenities, schooling and transport links, the property represents an excellent opportunity for families, first-time buyers and those seeking a home with generous living space both inside and out.

Upon entering, a welcoming entrance hall leads through to the principal reception areas. To the front of the property, the dining room provides a versatile space that could be enjoyed for formal dining, family gatherings or even as an additional reception room depending on individual requirements.

Beyond, the property opens into an impressively sized lounge and living area, creating a wonderful environment for both everyday family life and entertaining. Filled with natural light, this expansive room enjoys a pleasant outlook over the garden, with doors leading directly outside and creating an effortless connection between indoor and outdoor living.

The kitchen is well-appointed with a range of fitted units, generous work surface areas and integrated appliances, offering a practical and sociable environment for cooking and dining. A useful utility area provides additional storage and workspace, helping to keep the main kitchen organised and functional. Completing the ground floor is a shower room with WC and bidet, adding flexibility and convenience for modern family living.



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The first floor continues to impress with three well-proportioned bedrooms, each providing comfortable accommodation and flexibility for families, guests or those working from home. The principal and second bedrooms are both spacious doubles, while the third bedroom offers an ideal nursery, child's room or study. A family bathroom serves the bedrooms and benefits from twin wash basins, while a separate WC further enhances practicality for busy households.

Outside, the property enjoys a fully enclosed rear garden designed to accommodate a variety of lifestyles. A combination of lawn, patio and a substantial decked seating area creates attractive spaces for relaxing, entertaining and outdoor dining throughout the warmer months. A garden shed provides additional storage, while the enclosed nature of the garden offers a good degree of privacy and security.

To the front of the property, a brickweave driveway provides off-road parking for two vehicles, adding further convenience to this already well-balanced home.

Offering generous accommodation, flexible living spaces, a sought-after NR7 location and no onward chain, this charming home presents a fantastic opportunity for buyers seeking a property that is ready to enjoy while still offering space for modern family life.

Agents Note

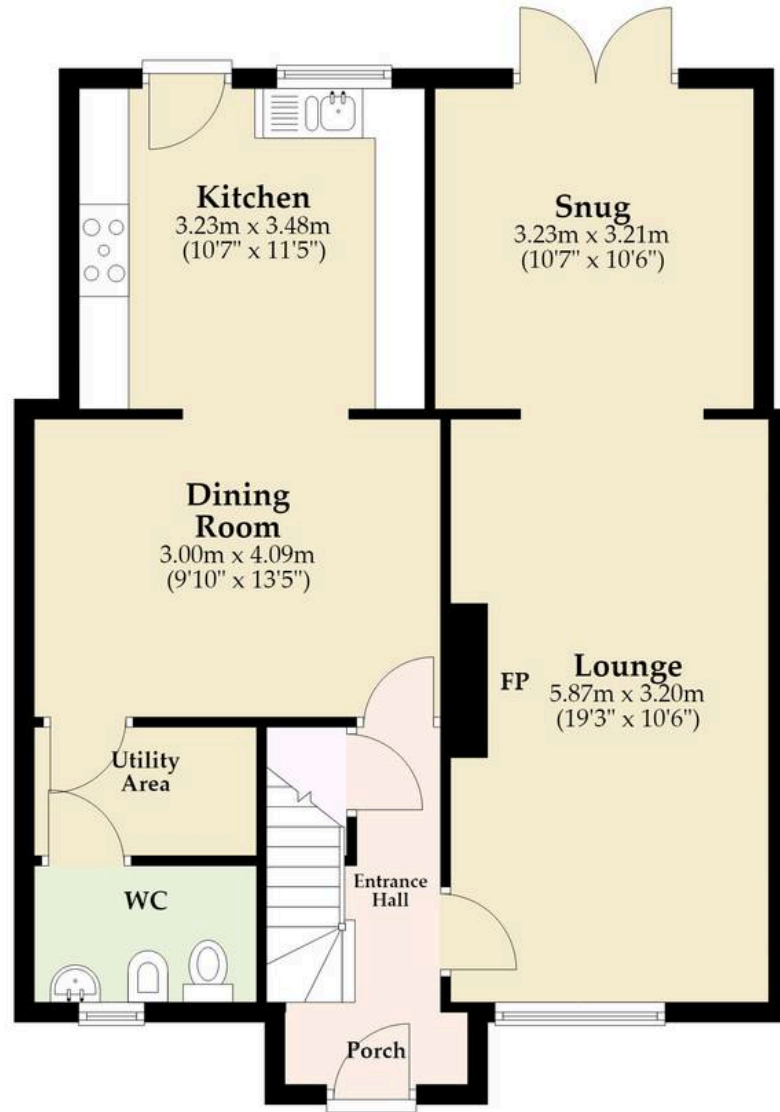
This property will be sold freehold and connected to mains water, electricity, gas and drainage.



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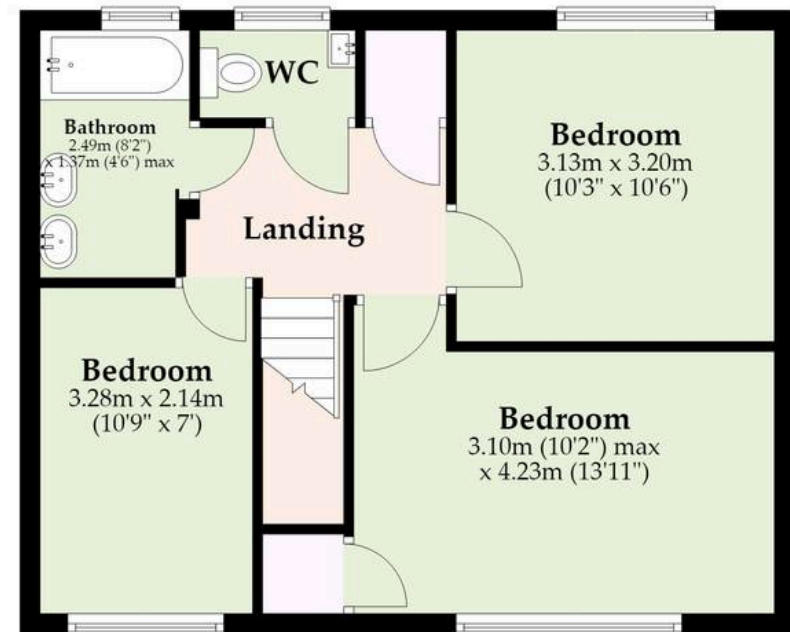
Ground Floor

Approx. 67.4 sq. metres (726.0 sq. feet)



First Floor

Approx. 43.2 sq. metres (464.8 sq. feet)



Total area: approx. 110.6 sq. metres (1190.8 sq. feet)

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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*.



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Meet *Claire*
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Minors & Brady
Your home, our market



wroxham@minorsandbrady.co.uk



01603 783088



6 Church Road, Wroxham, Norwich, NR12 8UG

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T: 01603 210378
E: enquiries@norfolk-mortgages.co.uk