



3 Winceby Close, Thorpe St. Andrew

Minors & Brady



3 Winceby Close

Thorpe St. Andrew, Norwich

Move straight in and start enjoying this beautifully presented link-detached home. Offering well-balanced accommodation throughout, the property features three bedrooms, including a principal bedroom with en-suite, making it ideal for families and professionals alike. The spacious living room provides a comfortable setting for everyday relaxation, while the generous kitchen/dining room creates a sociable hub for cooking, dining and entertaining. Outside, an enclosed low-maintenance garden offers an attractive space to enjoy with minimal upkeep. A driveway and garage provide excellent parking and storage solutions. Presented in excellent order throughout, this is a superb turnkey home ready for its next owners to enjoy.

- Well-presented link-detached family home
- Three well-proportioned bedrooms
- Principal bedroom with en-suite shower room
- Spacious and inviting living room
- Generous kitchen/dining room ideal for entertaining
- Modern, move-in ready condition throughout
- Family bathroom serving the remaining bedrooms
- Enclosed, low-maintenance rear garden
- Garage and driveway providing off-road parking
- New boiler and complete re-wire



M&B



3 Winceby Close

Thorpe St. Andrew, Norwich

The Location

Thorpe St. Andrew is a highly desirable suburb located just to the east of Norwich city centre, offering a peaceful residential setting while remaining exceptionally well connected. The area is popular with families and professionals alike and is home to several well-regarded schools, including Thorpe St. Andrew School and Sixth Form, providing excellent educational opportunities.

Residents benefit from a range of everyday amenities close by, with Sainsbury's just a short drive away or even within walking distance for many. For leisure and relaxation, the area is particularly well known for its scenic river walks along the River Yare, ideal for walking, running, or simply enjoying the outdoors. The River Green Pantry is also a short drive away, offering a perfect spot for a light bite to eat or a sweet treat.

Thorpe St. Andrew enjoys excellent transport links, with regular bus services into Norwich city centre and surrounding areas, as well as easy access to the A47 and Northern Distributor Road (NDR) for commuters. The Riverside Retail Park and Riverside Leisure Complex, along with Norwich City Football Club's Carrow Road ground, are also just a short drive away.

Additional local conveniences include Bannatyne Health Club and Spa, Costa Coffee, and a variety of nearby shops and services, making Thorpe St. Andrew an ideal location for those seeking a quieter lifestyle without sacrificing accessibility or amenities.



M&B



3 Winceby Close

Thorpe St. Andrew, Norwich

Winceby Close, Thorpe St. Andrew

This fantastically presented link-detached home offers stylish and practical accommodation, making it an ideal choice for families, first-time buyers and those looking for a property that is ready to move straight into. Well maintained throughout, the home combines bright living spaces with a functional layout designed for modern day living.

The accommodation begins with a welcoming entrance hall, providing access to the principal ground floor rooms and staircase to the first floor. The living room is a comfortable and inviting space, ideal for both relaxing and entertaining, with plenty of room for furnishings and a pleasant outlook to the front of the property.

Positioned to the rear, the spacious kitchen/dining room forms the heart of the home. Offering an excellent range of storage units and generous worktop space, it is perfectly suited to everyday family life as well as hosting guests. The dining area provides ample room for a family table, creating a sociable environment for mealtimes and gatherings.

Upstairs, the first floor offers three well-proportioned bedrooms. The principal bedroom benefits from the added luxury of an en-suite shower room, providing convenience and privacy. The remaining bedrooms are versatile spaces which could comfortably accommodate family members, guests or those working from home. Completing the accommodation is the family bathroom, serving the additional bedrooms.



M&B



3 Winceby Close

Thorpe St. Andrew, Norwich

Outside, the property continues to impress with a driveway providing off-road parking and access to the garage, offering useful storage and parking options. To the rear, the enclosed garden has been designed with ease of maintenance in mind, creating a private outdoor space that can be enjoyed throughout the year with minimal upkeep.

Presented in move-in ready condition and offering well-balanced accommodation throughout, this attractive link-detached home represents a fantastic opportunity to acquire a comfortable and stylish property with excellent living space both inside and out.

Agent's Note

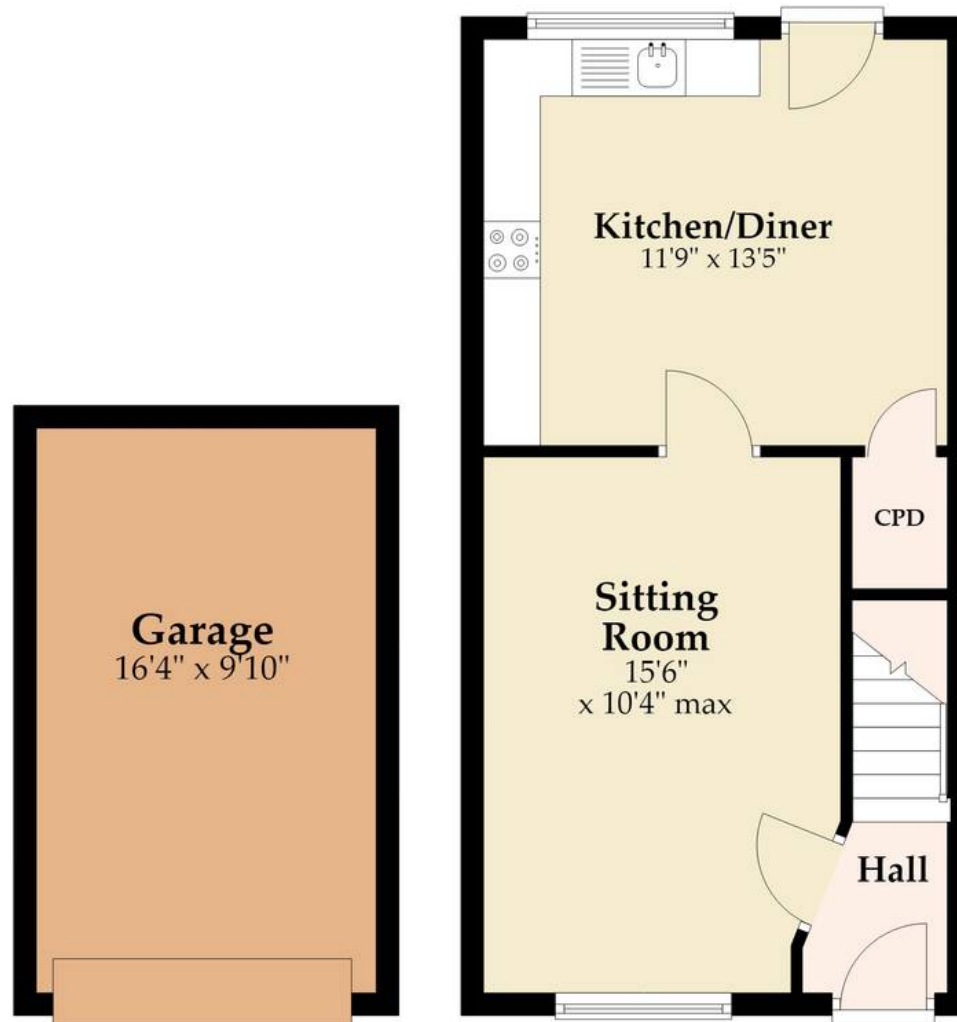
This property will be sold freehold and connected to mains water, electricity, gas and drainage.



M&B

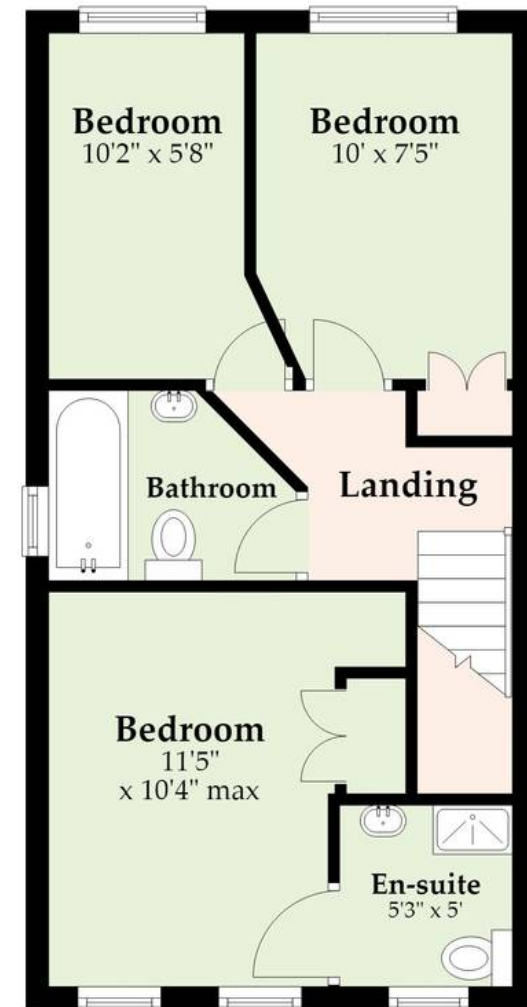
Ground Floor

Approx. 530.5 sq. feet



First Floor

Approx. 369.9 sq. feet



Total area: approx. 900.5 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.

Dreaming of this home?
Let's make it a *reality*.



Meet *Abi*
Branch Partner



Meet *Karol*
Property Lister



Meet *Claire*
Aftersales Team Leader

Minors & Brady
Your home, our market



wroxham@minorsandbrady.co.uk



01603 783088



6 Church Road, Wroxham, Norwich, NR12 8UG

BURY ST. EDMUNDS | 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