



41 Cairns Court, Norwich

Minors & Brady



41 Cairns Court

Norwich

Situated within a popular and well connected area of Norwich, this spacious two bedroom top floor apartment offers comfortable accommodation, practical features and an excellent opportunity for a variety of buyers. Whether you're taking your first step onto the property ladder, looking to downsize or searching for an investment close to key amenities, this home is well placed to meet a range of needs.

Occupying the top floor of a quiet and well maintained apartment block, the property enjoys the added benefit of having no upstairs neighbours, creating a peaceful living environment. Benefitting from a private balcony overlooking the communal gardens, secure underground allocated parking, generous room proportions and attractive communal grounds, the apartment is ideally positioned within easy reach of Norwich city centre, the University of East Anglia, the Norfolk and Norwich University Hospital, regular bus routes and major road links including the A47.

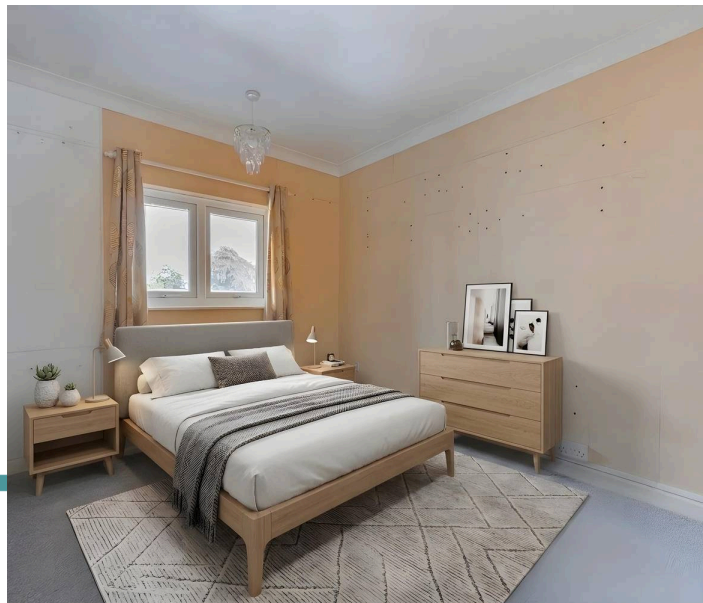


M&B

41 Cairns Court

Norwich

- Spacious two bedroom top floor apartment, enjoying the benefit of no upstairs neighbours and offering well proportioned accommodation throughout
- Bright and generous living room with sliding doors opening onto a private balcony, overlooking the attractive communal gardens and providing a peaceful place to relax
- Well appointed fitted kitchen complete with a built in oven, hob and extractor, together with space for additional appliances
- Two comfortable bedrooms, including a generous principal bedroom and a second bedroom with built in wardrobes, complemented by new fitted carpets installed in 2024
- Modern shower room featuring a double shower enclosure, contemporary tiling and a clean, low maintenance finish
- Allocated underground parking space, complemented by access to communal storage for added everyday convenience
- Attractive communal gardens with mature trees and established planting, creating pleasant outdoor surroundings for residents to enjoy
- Convenient location close to the University of East Anglia, Norfolk and Norwich University Hospital, local amenities and regular bus routes
- Excellent transport links with easy access to Norwich city centre, the A47 and nearby road networks, making commuting straightforward



M&B



41 Cairns Court

Norwich

Location

Situated within a popular residential development in the Eaton area of Norwich, Cairns Court enjoys a convenient location with excellent access to a wide range of amenities. Nearby are supermarkets, local shops, healthcare facilities, and well regarded schools, while both the University of East Anglia and the Norfolk and Norwich University Hospital are within easy reach. The area also benefits from excellent road connections via the A11 and A47, together with regular bus services providing straightforward access to the city centre and surrounding areas.

Norwich offers an extensive selection of shopping, dining, leisure, and cultural attractions, from its historic cathedral and medieval streets to modern retail centres and riverside entertainment. Residents can also enjoy nearby Eaton Park, along with the UEA grounds and Earlham Park, providing scenic walking routes, open green spaces, and opportunities for outdoor recreation.

Cairns Court

The apartment is accessed via a welcoming entrance hall, where useful storage cupboards provide plenty of space for coats, household items and everyday essentials.



M&B



41 Cairns Court

Norwich

The well arranged layout creates a practical flow throughout the home, while new fitted carpets installed in 2024 add a fresh finish to the accommodation. Positioned at the rear of the apartment, the generous living room is filled with natural light and features sliding doors opening onto a private balcony overlooking the mature communal gardens, creating a peaceful space to enjoy a morning coffee or unwind at the end of the day. Adjacent, the fitted kitchen offers a good range of wall and base units, ample worktop space, an integrated oven, hob and extractor, together with space for additional appliances, making it well suited to everyday cooking.

Both bedrooms are well proportioned doubles, with the principal bedroom offering excellent floor space and the second bedroom benefitting from built in wardrobes for convenient storage. Completing the accommodation is a modern shower room, fitted with a large shower enclosure, contemporary tiling, a wash hand basin and WC.

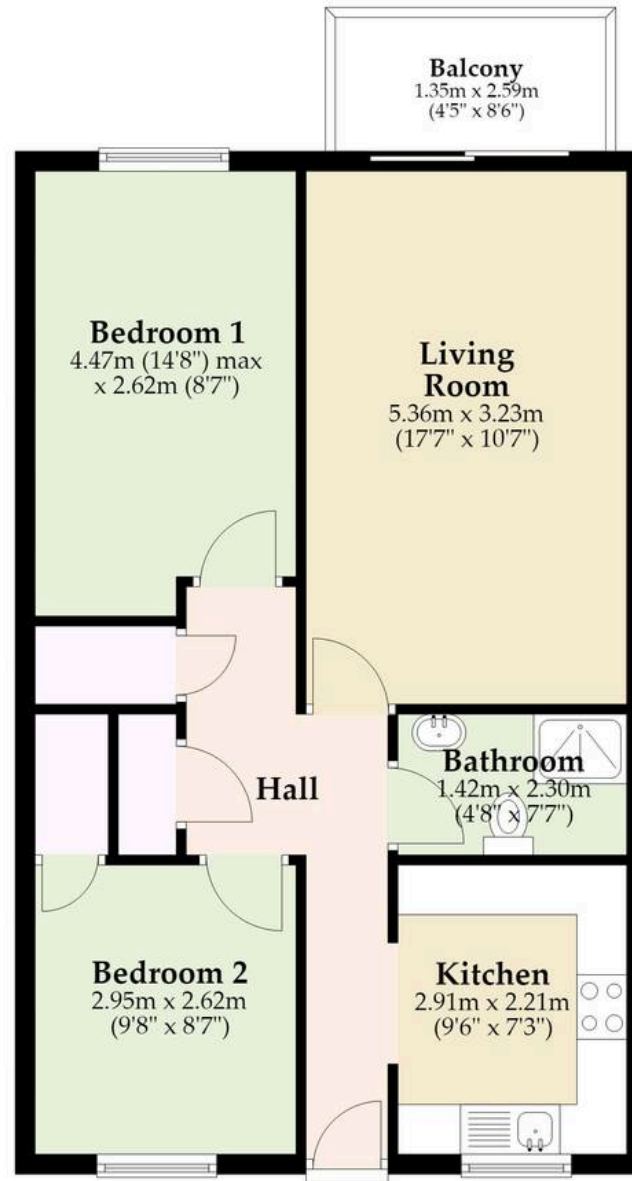
Outside, residents can enjoy the well maintained communal gardens with mature trees and established planting, providing an attractive outlook and pleasant shared outdoor space. The property also benefits from secure underground allocated parking together with access to communal storage, adding further practicality.



M&B

Ground Floor

Approx. 58.6 sq. metres (631.0 sq. feet)
(excluding Balcony)



Total area: approx. 58.6 sq. metres (631.0 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 *Liam*
Branch Manager



Meet *Nagilla*
Aftersales Team Leader



Meet *Tristan*
Senior Property Lister

Minors & Brady
Your home, our market

 norwich@minorsandbrady.co.uk

 01603 365085

 107 Unthank Road, Norwich, NR2 2PE

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