



13 Gipsy Close, Norwich

Minors & Brady



13 Gipsy Close

Norwich

A spacious three-bedroom home with off-road parking, a generous garden and a highly convenient location. Situated within easy reach of the University of East Anglia, local amenities and regular transport links, this well-proportioned mid-terrace property offers comfortable living across two floors. The ground floor features a welcoming sitting room, a spacious kitchen/dining room and a family bathroom. Upstairs, three good-sized bedrooms are accessed directly from the landing, providing practical and versatile accommodation. Outside, the property benefits from off-road parking for two vehicles and an enclosed rear garden ideal for relaxing or entertaining.

Agent's Note

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

A previous Chancel Check (2008) identified a potential chancel repair liability.

Further investigations should be undertaken by the buyer's legal representative.

Images may have been virtually staged for illustrative purposes and may not reflect the property's current appearance.





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The Location

Set within a popular residential area to the west of Norwich city centre, this location offers an excellent balance of convenience, connectivity and access to green space. Everyday amenities are well catered for, with local convenience stores, supermarkets, a pharmacy, post office and additional services available at nearby Bowthorpe Shopping Centre. A selection of pubs, cafés and takeaways can also be found close by, while Norwich city centre is easily accessible and provides an extensive range of shopping, dining, leisure and cultural attractions.

The area is particularly well placed for families, professionals and those connected to higher education or healthcare. The University of East Anglia is within easy reach and is renowned for its academic reputation, beautiful grounds and excellent sports and recreational facilities. The Norfolk and Norwich University Hospital, one of the region's principal healthcare providers and major employers, is also conveniently located nearby, making the area especially attractive to medical professionals and hospital staff.

Transport links are excellent, with regular bus services providing easy access to the city centre, railway station and surrounding areas. Norwich Railway Station offers direct services to London, Cambridge and other major destinations, while the nearby A47 provides convenient road connections across Norfolk and beyond. Combining excellent local amenities, proximity to the UEA and Norfolk and Norwich University Hospital, and strong transport connections, this is a highly convenient and well-connected location for a wide range of buyers.



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This well-presented mid-terrace home offers spacious and practical accommodation, making it an excellent choice for a range of buyers. Conveniently positioned within easy reach of local amenities, schools, transport links and the University of East Anglia, the property combines comfortable living space with valuable off-road parking and an enclosed rear garden.

The accommodation is arranged over two floors and begins with a welcoming entrance hall leading through to a generously sized sitting room, providing an ideal space for relaxing or entertaining. To the rear of the property, the kitchen/dining room offers ample space for both cooking and family dining, creating a sociable hub of the home with views over the garden.

Upstairs, the property benefits from three well-proportioned bedrooms, all accessed independently from the landing, providing flexible accommodation for families, professionals or those requiring additional space for home working. The bedrooms are served by a family bathroom located on the ground floor.

Additional benefits include gas central heating and UPVC double glazed windows throughout, providing comfort and energy efficiency all year round.

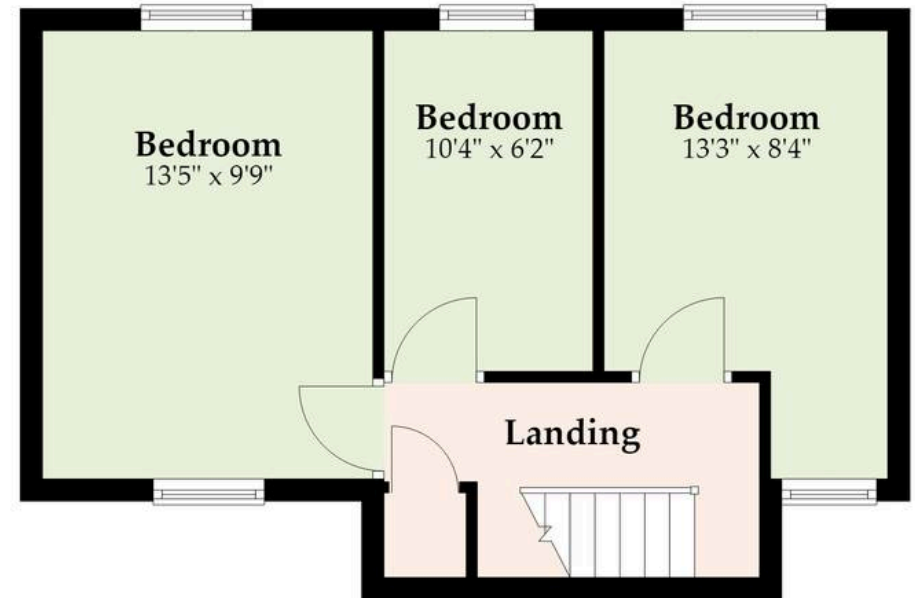
Outside, the property continues to impress with off-road parking for two vehicles to the front, a highly sought-after feature in this location. To the rear, the enclosed garden offers a private outdoor space with plenty of potential for gardening, entertaining or simply enjoying the warmer months.



Ground Floor
Approx. 380.3 sq. feet



First Floor
Approx. 365.5 sq. feet



Total area: approx. 745.8 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.

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Branch Manager



Meet *Nagilla*
Aftersales Team Leader



Meet *Tristan*
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