



20 Barclay Road, Norwich

Minors & Brady



20 Barclay Road

Norwich

A fantastic opportunity to acquire a spacious home packed with potential and flexible living accommodation. Offering generous room sizes throughout, the property features a bright lounge, a well-proportioned kitchen/dining room and a sizeable conservatory that provides valuable additional living space. The layout is ideal for a variety of buyers, with versatile accommodation that can easily adapt to changing needs. Outside, there is ample off-road parking for several vehicles alongside an enclosed rear garden with a neat finish. Requiring some updating in places, this home presents an excellent chance to create a property tailored to your own taste and style.

- Spacious and versatile home with excellent potential throughout
- Generous lounge with attractive gas-effect fireplace
- Well-proportioned kitchen/dining room with ample storage
- Large conservatory providing additional living and entertaining space
- Convenient ground floor cloakroom
- Two well-sized first-floor bedrooms
- Flexible attic room suitable for a variety of uses
- Family bathroom
- Ample off-road parking for several vehicles
- Enclosed rear garden with subtle landscaping



M&B



20 Barclay Road

Norwich

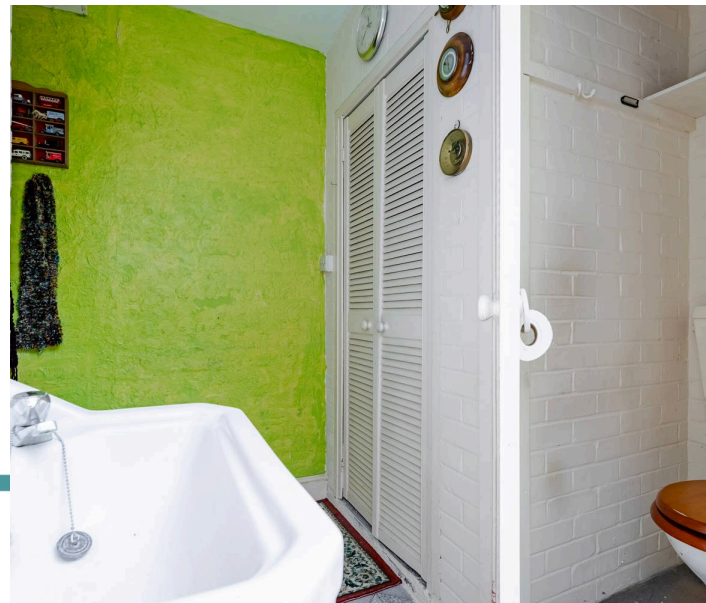
The Location

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



20 Barclay Road

Norwich

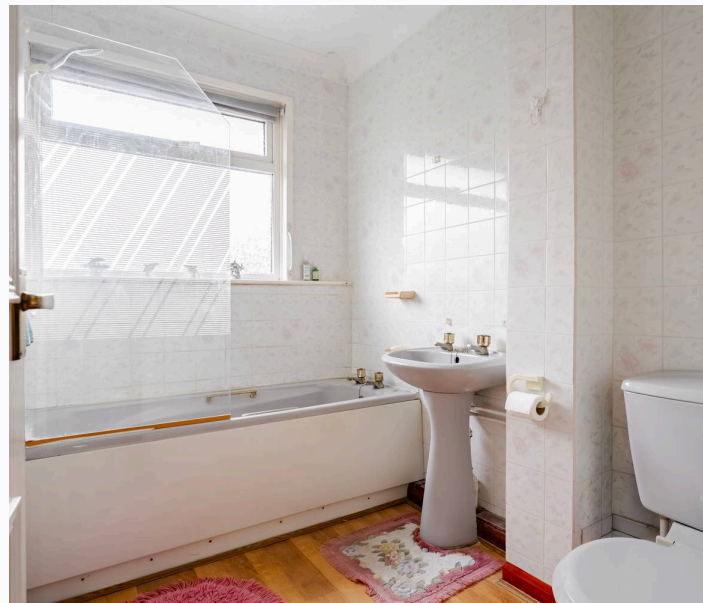
Barclay Road, Thorpe St. Andrew

This spacious and versatile home offers excellent potential for buyers looking to put their own stamp on a property. Well-positioned and benefitting from generous living accommodation throughout, the property is particularly suited to first-time buyers, growing families or those seeking flexible space to adapt to their individual needs.

Upon entering, a welcoming entrance hall provides access to the principal ground floor accommodation, with stairs rising to the first floor. The lounge is a comfortable and well-proportioned room, enjoying a front-facing aspect that allows plenty of natural light to stream through. A gas-effect fireplace creates an attractive focal point, offering a cosy setting for relaxing and entertaining.

The heart of the home is the spacious kitchen/dining room, fitted with a range of modern wall and base units alongside ample work surface space. There is plenty of room for a dining table and chairs, making it an ideal space for family meals and social gatherings. The kitchen flows through to a generous conservatory, creating an additional reception area that overlooks the garden and provides a bright and versatile space that can be enjoyed throughout much of the year.

Completing the ground floor is a useful cloakroom fitted with a WC and wash basin, adding practicality for everyday living.



M&B



20 Barclay Road

Norwich

The first floor offers two well-proportioned bedrooms and a family bathroom. The principal bedroom is a particularly generous double room, while the second bedroom benefits from French doors opening onto a balcony, creating an attractive feature and allowing additional natural light into the space. The family bathroom is fitted with a three-piece suite.

An inner hallway leads to a further staircase rising to the second floor, where a substantial attic room provides excellent flexibility. This versatile space benefits from a dormer window, built-in storage and the added convenience of a WC and wash basin.

Externally, the property enjoys ample off-road parking to the front, with space available for several vehicles. To the rear, the enclosed garden is both attractive and easy to maintain, featuring a small lawn, patio seating area and subtle landscaping that creates an enjoyable outdoor space without requiring extensive upkeep. Offering a good degree of privacy, it provides the perfect setting for outdoor dining, relaxing or entertaining family and friends.

Agent's Note

This property will be sold freehold.



M&B

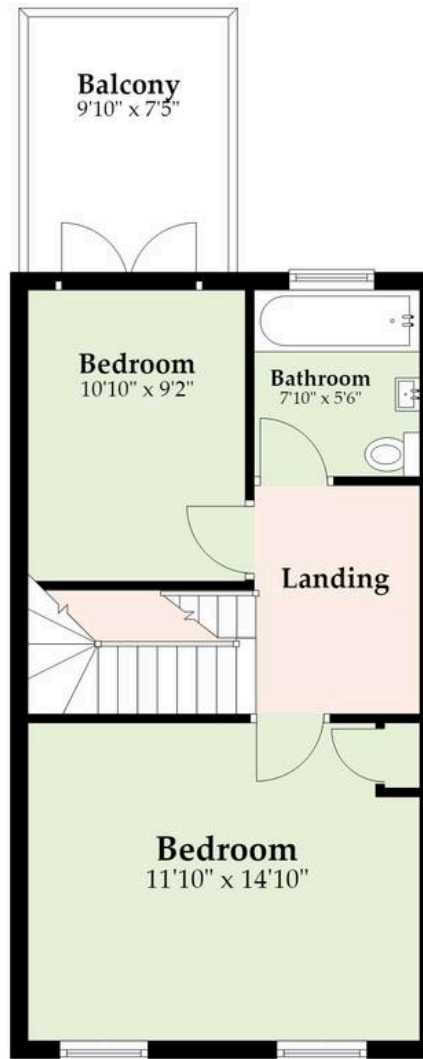
Ground Floor

Approx. 577.3 sq. feet



First Floor

Approx. 422.1 sq. feet
(excluding Balcony)



Second Floor

Approx. 215.0 sq. feet



Total area: approx. 1214.5 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