



50 Whistlefish Court, Norwich
Norwich



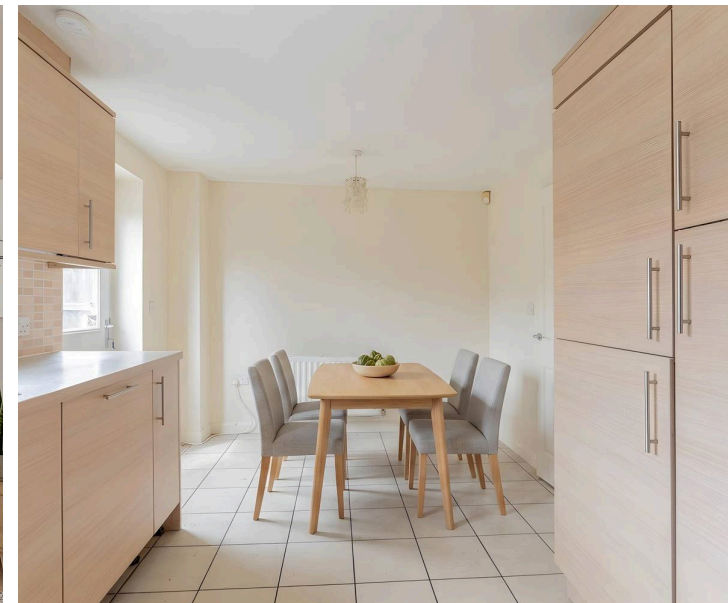
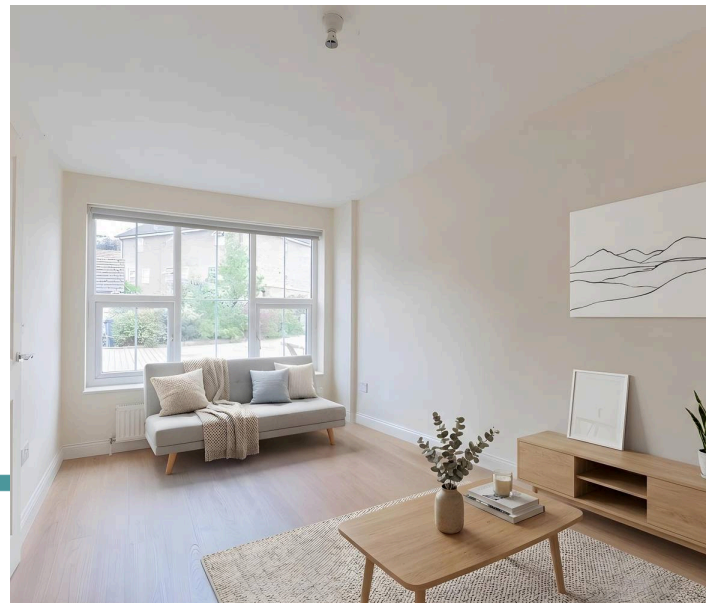
Minors & Brady

50 Whistlefish Court

Norwich

A deceptively spacious four-bedroom townhouse offering almost 1,200 sq. ft. of flexible accommodation arranged over three floors. Situated within a quiet residential setting, the property enjoys a convenient location close to local amenities, transport links and Norwich city centre. The well-planned layout includes four bedrooms, two bathrooms including an en-suite to the principal bedroom, a generous first-floor lounge and a separate ground-floor reception room. At the heart of the home is a spacious kitchen/dining room fitted with attractive wooden-style units, ample worktop space, room for a range cooker and additional appliances, plus direct access to the rear garden. Outside, the property benefits from a good-sized, fairly private garden that provides an excellent space for relaxing or entertaining. Offering versatile living accommodation and a practical layout throughout, this property is ideal for families, professionals and investors alike.

- Deceptively spacious three-storey townhouse
- Four well-proportioned bedrooms arranged across the upper floors
- Principal bedroom benefiting from a private en-suite shower room
- Generous lounge/dining room providing an ideal space for entertaining
- Versatile ground floor reception room suitable for a range of uses
- Well-appointed kitchen/dining room with attractive wooden-style units
- Ample space for a range cooker and additional freestanding appliances
- Family bathroom, en-suite shower room and convenient ground floor cloakroom
- Good-sized, fairly private rear garden ideal for outdoor relaxation
- Conveniently located close to local amenities, transport links and Norwich city centre





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The Location

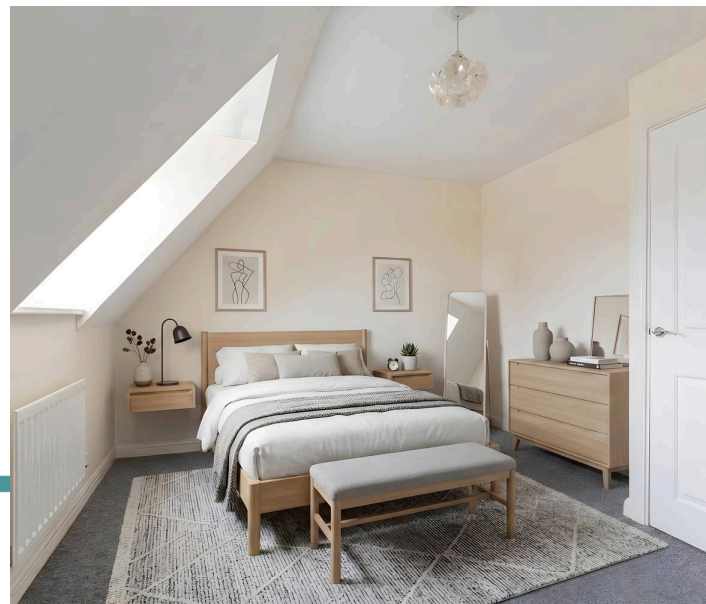
Situated to the west of Norwich, NR5 is a popular and well-established residential area, favoured for its excellent connectivity, wide range of local amenities, and convenient access to both the city centre and surrounding Norfolk countryside. The area offers a diverse mix of housing, appealing to families, professionals, students, and retirees alike.

Positioned just off Dereham Road (A1074), NR5 provides straightforward access into Norwich city centre, which lies only a short distance away and can be reached by car, cycle, or one of the frequent bus services operating along the corridor. Regular routes connect residents with the city centre, the University of East Anglia, Norfolk and Norwich University Hospital, and neighbouring districts.

The area is particularly well placed for commuters, with easy access to the A47 southern bypass, providing convenient links to the wider road network, including routes towards King's Lynn, Great Yarmouth, Lowestoft and beyond.

Residents benefit from a wealth of nearby amenities, including the popular Longwater Retail Park, home to a range of supermarkets, retail stores, restaurants, and everyday conveniences. The nearby Norfolk and Norwich University Hospital, UEA, and Norwich Research Park are also within easy reach, further enhancing the area's appeal.

Combining excellent transport links, strong local amenities, and close proximity to Norwich city centre, NR5 continues to be one of the city's most convenient and sought-after residential locations.



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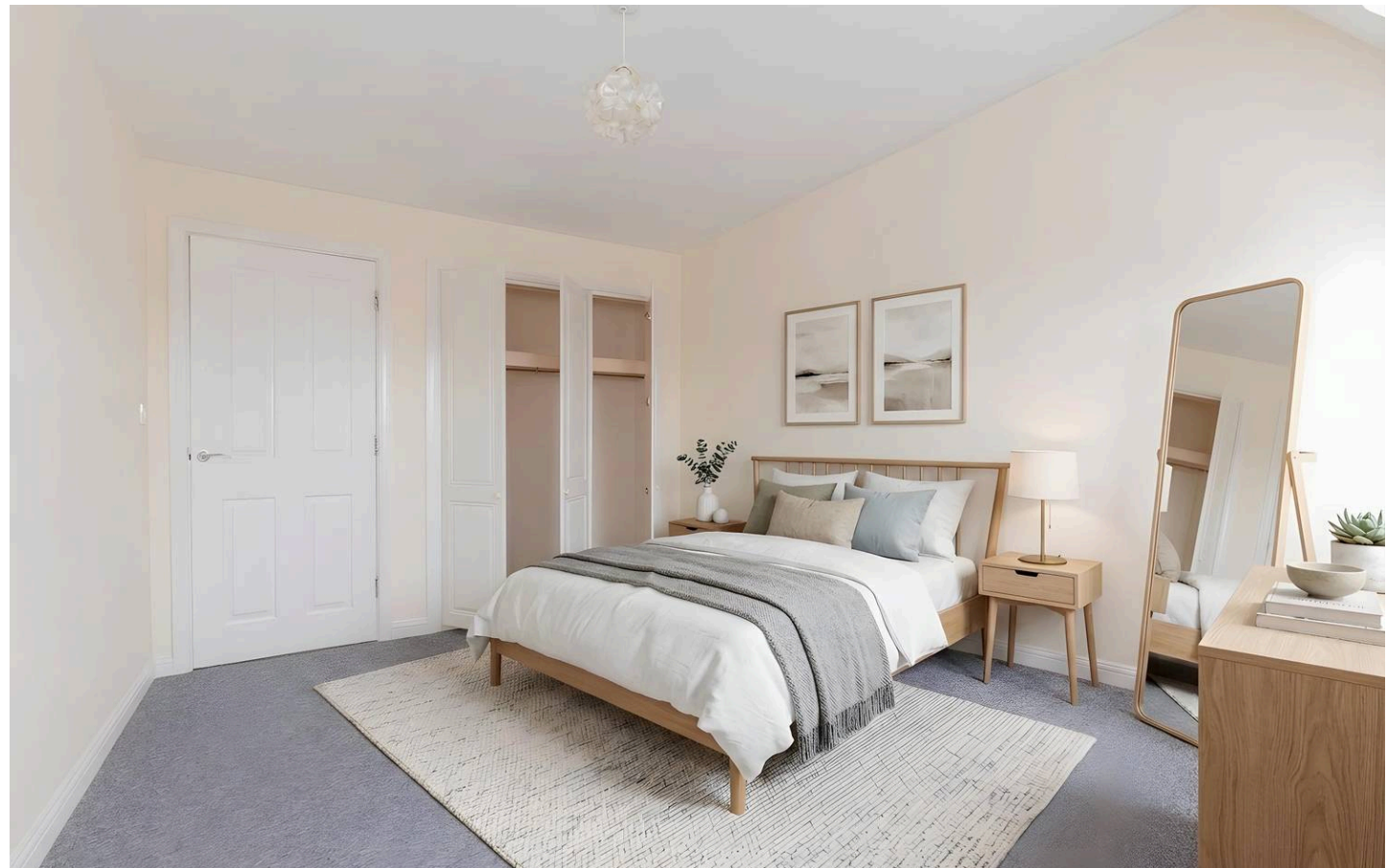
Whistlefish Court, Norwich

This spacious and versatile four-bedroom townhouse is arranged over three floors and offers approximately 1,200 sq. ft. of well-balanced accommodation, making it an ideal home for families, professionals, or investors seeking generous living space close to local amenities and transport links.

The property is approached from a quiet residential setting, creating a pleasant sense of privacy while remaining conveniently located for easy access to Norwich city centre, the University of East Anglia, Norfolk & Norwich University Hospital, and a range of everyday amenities.

Upon entering, a welcoming entrance hall provides access to a useful ground floor cloakroom and the principal reception room. Positioned to the front of the property, the reception room offers a comfortable and versatile space which could be utilised as a sitting room, family room, home office or additional living area depending on individual requirements.

To the rear of the property is a well-proportioned kitchen/dining room, providing an excellent social space for both everyday living and entertaining. Fitted with a range of wooden-style wall and base units, the kitchen offers ample worktop space together with room for a range cooker and additional freestanding appliances.



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50 Whistlefish Court

The dining area comfortably accommodates a family dining table, while a door provides convenient rear access to the garden, allowing the indoor and outdoor spaces to flow naturally during the warmer months.

The first floor is dedicated to everyday living and bedroom accommodation. A generous lounge/dining room spans much of the floor, creating a bright and flexible space ideal for relaxation, entertaining guests or family gatherings. Also located on this level is a well-sized double bedroom, making an excellent guest room, home office or bedroom for older children seeking additional privacy.

The second floor comprises two further double bedrooms and a fourth bedroom, all thoughtfully arranged around the central landing. The principal bedroom benefits from its own en-suite shower room, while the remaining bedrooms are served by a modern family bathroom fitted with a contemporary white suite. The layout offers flexibility for growing families, those working from home, or buyers requiring multiple guest bedrooms.

Externally, the property enjoys a good-sized and fairly private rear garden, providing a pleasant outdoor space for relaxation, dining and family use. The garden offers an attractive balance between manageable maintenance and usable outdoor living space, with direct access from the kitchen/dining room making it particularly practical for entertaining and day-to-day convenience.

Agents Note

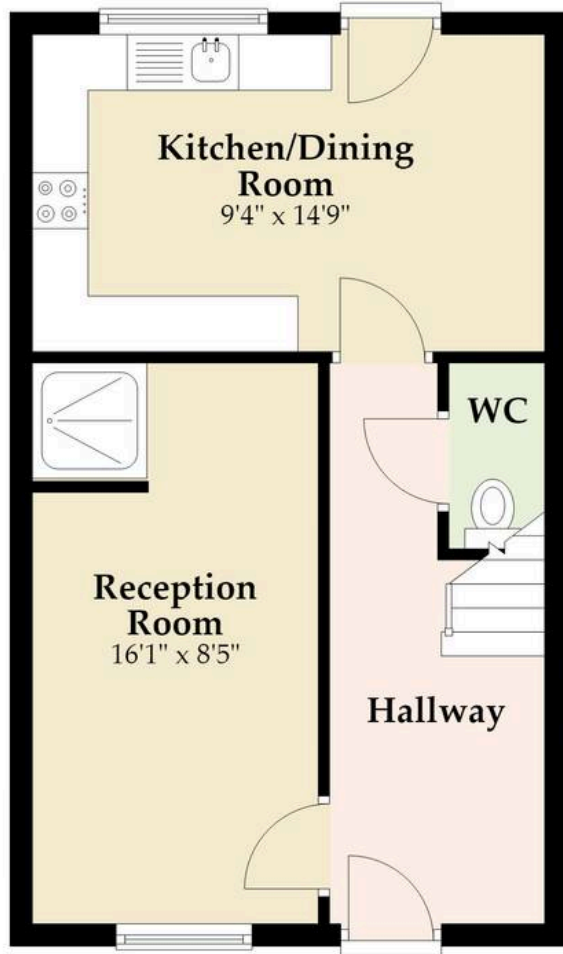
This property will be sold freehold and connected to mains water, electricity, gas and drainage.

Some images used in this listing have been digitally staged to illustrate potential furnishing and layout options. We recommend arranging a viewing to assess the space and features in person.



Ground Floor

Approx. 385.7 sq. feet



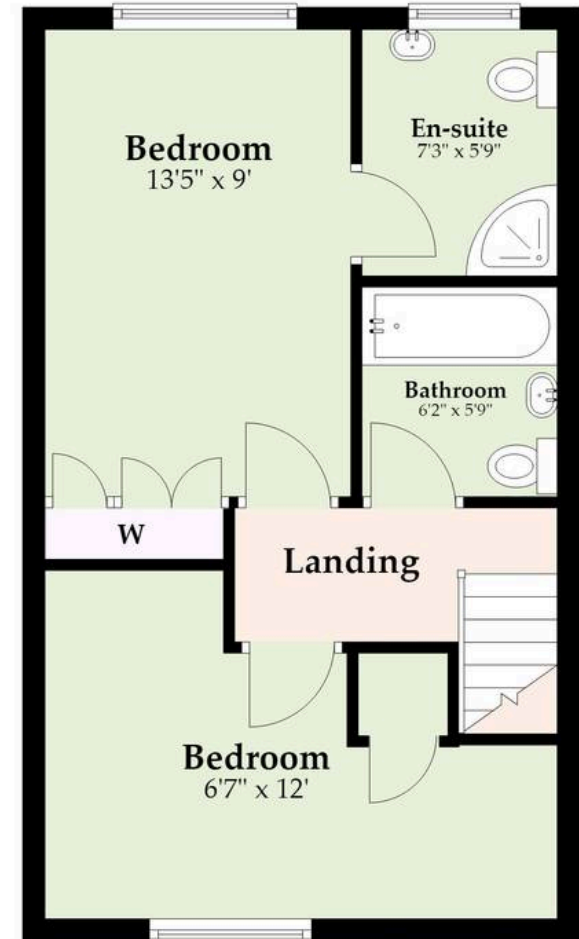
First Floor

Approx. 383.7 sq. feet



Second Floor

Approx. 430.2 sq. feet



Total area: approx. 1199.5 sq. feet



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

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