



12 Airedale Close, Norwich
Minors & Brady



12 Airedale Close

Norwich

A stylish and modern home, beautifully updated throughout and perfectly suited to first-time buyers. Recently decorated and benefiting from new flooring throughout, this impressive property offers bright and spacious accommodation in a quiet cul-de-sac setting. The ground floor features a generous lounge, modern kitchen and versatile conservatory overlooking the rear garden. Upstairs, there are two well-proportioned bedrooms, including a principal bedroom with a walk-in wardrobe, together with a newly fitted bathroom. Further benefits include excellent storage, gas central heating and two off-road parking spaces. Completing the package is a low-maintenance rear garden, ideal for those seeking outdoor space without the upkeep.

- Beautifully updated throughout with a fresh, modern finish
- Recently redecorated and fitted with new flooring throughout
- Spacious lounge perfect for relaxing and entertaining
- Contemporary fitted kitchen with a stylish modern feel
- Versatile conservatory providing valuable additional living space
- Two generous bedrooms, including a principal bedroom with walk-in wardrobe
- Newly fitted bathroom finished to a high standard
- Excellent storage throughout the property
- Two private off-road parking spaces
- Low-maintenance rear garden ideal for modern living and first-time buyers



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The Location

The property enjoys a convenient residential position to the west of Norwich, offering excellent access to both the city centre and a wide range of local amenities. Norwich city centre can be reached within approximately a 20-minute walk, providing an extensive selection of shopping, dining and leisure facilities, including Chantry Place, Castle Quarter, theatres, restaurants and the city's historic market.

The area is well served by day-to-day amenities, with supermarkets, convenience stores, healthcare facilities, public houses and a variety of independent businesses all within easy reach. There are also several parks and green spaces nearby, providing opportunities for walking, outdoor recreation and family activities.

For families, the location is well placed for a range of educational options, including state, faith and independent schools catering for all age groups. The University of East Anglia and Norfolk & Norwich University Hospital are also easily accessible, making the area particularly popular with academics, healthcare professionals and commuters alike.

Excellent transport connections further add to the appeal, with regular bus services operating nearby and convenient access to Norwich's outer ring road and major routes beyond the city. Combining accessibility, local convenience and proximity to Norwich's vibrant city centre, this location remains a popular choice for a wide range of buyers.



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Airedale Close, Norwich

Tucked away within a quiet cul-de-sac in the popular NR3 area of Norwich, this beautifully presented mid-terrace home offers stylish and spacious accommodation throughout, making it an excellent choice for first-time buyers, professionals or those seeking a ready-to-move-into property.

Having been recently decorated throughout, with new flooring and a newly fitted bathroom, the home has a fresh, modern feel from the moment you step inside.

The accommodation is accessed via an entrance hall which leads into a bright and generous lounge, providing a comfortable space for everyday living and relaxation. The modern kitchen is well appointed with a range of fitted units and ample worktop space, creating a practical and attractive environment for cooking and entertaining.

To the rear of the property, the conservatory provides valuable additional living space and enjoys views over the garden. Whether used as a dining area, home office, snug or hobby room, it adds excellent versatility to the ground floor accommodation and enhances the overall feeling of space.

Upstairs, there are two well-proportioned bedrooms accessed from the landing, including a principal bedroom benefiting from a walk-in wardrobe, providing excellent storage and organisation.



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The recently fitted bathroom has been finished in a modern style, complementing the property's contemporary presentation. Further storage is available throughout the home, making it ideal for practical day-to-day living.

Outside, the property benefits from two off-road parking spaces to the front, while the enclosed rear garden has been designed with ease of maintenance in mind. Offering an attractive outdoor space without the upkeep of a larger garden, it provides the perfect setting for relaxing or entertaining during the warmer months.

Agent's Note

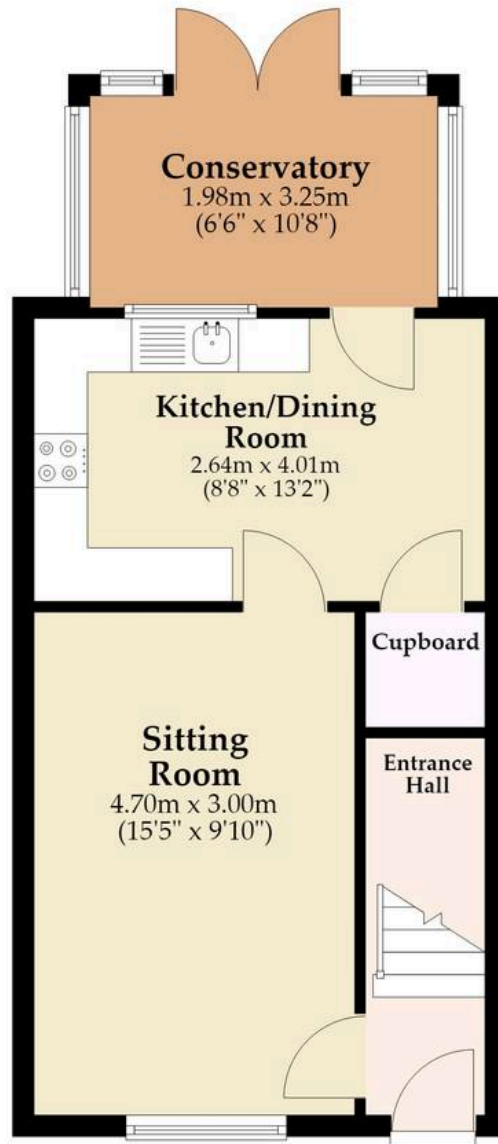
This property is connected to mains water, electricity, gas and drainage.



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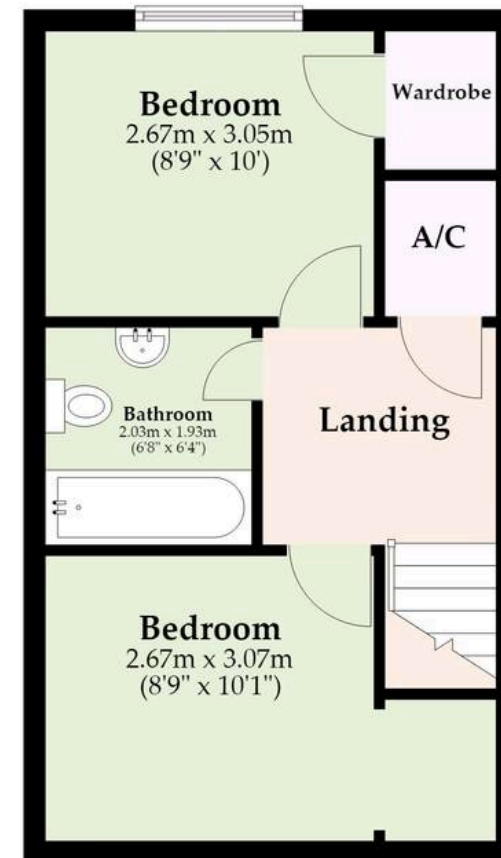
Ground Floor

Approx. 37.6 sq. metres (404.6 sq. feet)



First Floor

Approx. 31.8 sq. metres (342.5 sq. feet)



Total area: approx. 69.4 sq. metres (747.1 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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 norwich@minorsandbrady.co.uk

 01603 365085

 107 Unthank Road, Norwich, NR2 2PE

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