



16 Mottram Close, Norwich

Minors & Brady



16 Mottram Close

Norwich

A superb six-bedroom investment opportunity just a short walk from the University of East Anglia. This substantial semi-detached property offers a well-configured accommodation, making it ideally suited to the student rental market. The property comprises six double bedrooms, including two with en-suite facilities, alongside two further shower rooms to comfortably serve a larger household. Communal accommodation includes a spacious lounge, fitted kitchen and separate utility area, providing practical and attractive living space for occupants. Outside, the property benefits from off-road parking for one to two vehicles and a particularly generous rear garden, a feature rarely found in comparable student accommodation.

- Six well-proportioned double bedrooms arranged over two floors
- Two bedrooms benefiting from private en-suite shower facilities
- Two further shower rooms providing excellent convenience for occupants
- Approx. 1,416 sq. ft. of spacious and versatile accommodation
- Located just a 10-minute walk from the University of East Anglia campus
- Generous communal lounge ideal for relaxing and socialising
- Fitted kitchen with essential appliances and separate utility area
- Large enclosed rear garden offering excellent outdoor space
- Off-road parking for one to two vehicles to the front of the property
- Strong investment opportunity in an established and sought-after rental location





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The Location

Mottram Close enjoys a highly convenient position to the west of Norwich, making it an excellent choice for a wide range of buyers, including families, professionals and students. One of the area's most significant advantages is its close proximity to the University of East Anglia, with the campus easily accessible on foot, by bicycle or via regular public transport links. This makes the location particularly attractive for students, university staff and those seeking accommodation close to one of Norwich's key educational and research institutions.

The area is also ideally placed for access to the Norfolk and Norwich University Hospital and the Norwich Research Park, which together form one of the region's largest employment hubs. As a result, the location continues to prove popular with healthcare professionals, academics and those working within science, technology and research sectors.

For day-to-day convenience, residents benefit from a wide selection of local amenities nearby, including supermarkets, convenience stores, schools, healthcare facilities and leisure amenities. Families are well catered for by the range of educational options available within the surrounding area, while open green spaces and recreational facilities provide plenty of opportunities to enjoy the outdoors.

Regular bus services offer straightforward access into Norwich city centre, where an extensive selection of shopping, dining, entertainment and cultural attractions can be enjoyed. For those travelling further afield, the area also benefits from excellent road connections, with convenient access to the A47 and wider Norfolk road network.



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16 Mottram Close

Norwich

Mottram Close, Norwich

An excellent opportunity to acquire a substantial six-bedroom semi-detached property in a consistently popular rental location, situated approximately a 10-minute walk from the University of East Anglia. Offering around 1,416 sq. ft. of accommodation, the property is well suited to investors seeking a ready-made rental opportunity in an area of strong and sustained tenant demand.

The property comprises six well-proportioned double bedrooms arranged over two floors, with two bedrooms benefiting from en-suite facilities. In addition, there are two further shower rooms serving the remaining accommodation, providing excellent levels of convenience for larger households and helping to support the property's appeal as a multi-occupancy residence.

Communal accommodation includes a spacious sitting room, providing an attractive social hub for tenants, together with a fitted kitchen equipped with essential appliances and ample cupboard and worktop space. A separate utility area offers additional practicality and storage, helping to keep the main living areas organised and functional.

All bedrooms offer comfortable proportions, with accommodation arranged flexibly across the ground and first floors. The generous internal layout provides an excellent balance between communal living space and private accommodation, a key feature for those seeking a strong rental proposition.



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Outside, the property benefits from a particularly large rear garden, offering valuable outdoor space rarely found in comparable properties. The garden provides scope for seating, recreation and outdoor enjoyment, enhancing the overall appeal for occupants. To the front, off-road parking is available for one to two smaller vehicles.

While currently offering obvious appeal as a student or professional rental investment due to its proximity to the university and extensive bedroom accommodation, the property's size and versatile layout may also appeal to larger families or buyers seeking multi-generational living arrangements, with multiple bedrooms and shower facilities offering flexibility for a variety of living requirements.

Agent's Note

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



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Ground Floor

Approx. 1019.4 sq. feet



First Floor

Approx. 397.5 sq. feet



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Total area: approx. 1416.9 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*.



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Branch Manager



Meet *Nagilla*
Aftersales Team Leader



Meet *Tristan*
Senior Property Lister

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