



111 Jex Road, Norwich

Minors & Brady



111 Jex Road

Norwich

A spacious family home with a particularly generous rear garden. This three bedroom semi-detached property offers well-proportioned accommodation throughout, including a bright and versatile lounge/dining room and a fitted kitchen with ample storage. The first floor provides three bedrooms, including two comfortable doubles, offering flexibility for families, guests or home working. Outside, the impressive rear garden features a large patio area and extensive lawn, creating excellent space for outdoor enjoyment. Mature planting adds character and privacy, while the enclosed front garden provides an attractive approach to the property. Offering plenty of scope for personalisation, this is a fantastic opportunity to create a home tailored to your own tastes and requirements.

- Spacious three bedroom semi-detached family home
- Bright and versatile lounge/dining room
- Fitted kitchen with ample storage space
- Ground floor bathroom serving the accommodation
- Three first-floor bedrooms accessed from the landing
- Generous principal bedroom with built-in storage
- Flexible third bedroom ideal for home working
- Substantial rear garden with extensive lawn
- Large patio area perfect for outdoor entertaining
- Excellent potential to personalise and enhance further



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The Location

Situated on the western side of Norwich, this location is particularly popular with families, professionals and investors thanks to its excellent access to key amenities and transport links. The area enjoys a well-established residential feel while remaining within easy reach of the city centre, creating a convenient balance between everyday practicality and city living.

The University of East Anglia is located nearby, making the area especially attractive to academic professionals, students and those connected to the university. The Norfolk and Norwich University Hospital is also within easy reach, alongside the Norwich Research Park, one of the region's leading employment hubs.

Residents benefit from a wide range of local amenities, including supermarkets, convenience stores, cafés, public houses and leisure facilities. Several well-regarded schools serve the area, making it a practical choice for families, while nearby parks and green spaces provide opportunities for walking, exercise and outdoor recreation.

Excellent transport links connect the area to Norwich city centre and beyond, with regular bus services and convenient road access to the A47. Norwich itself offers an extensive selection of shopping, dining, entertainment and cultural attractions, together with mainline rail services to London and other major destinations.





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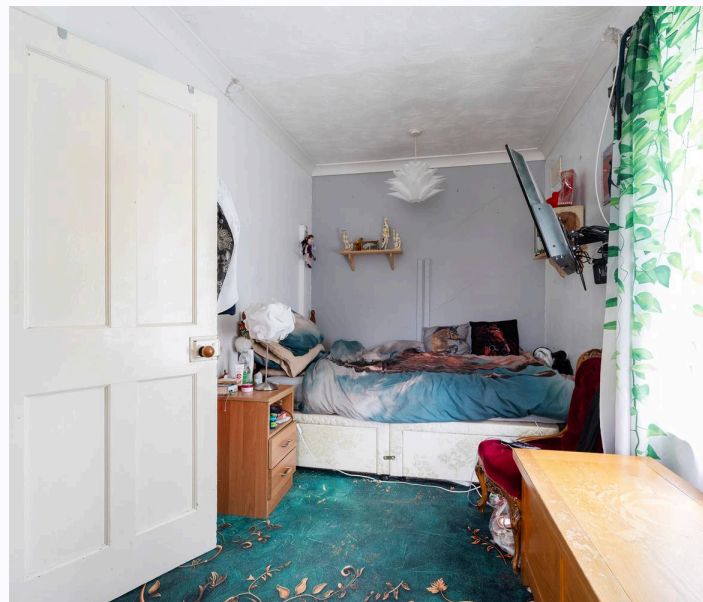
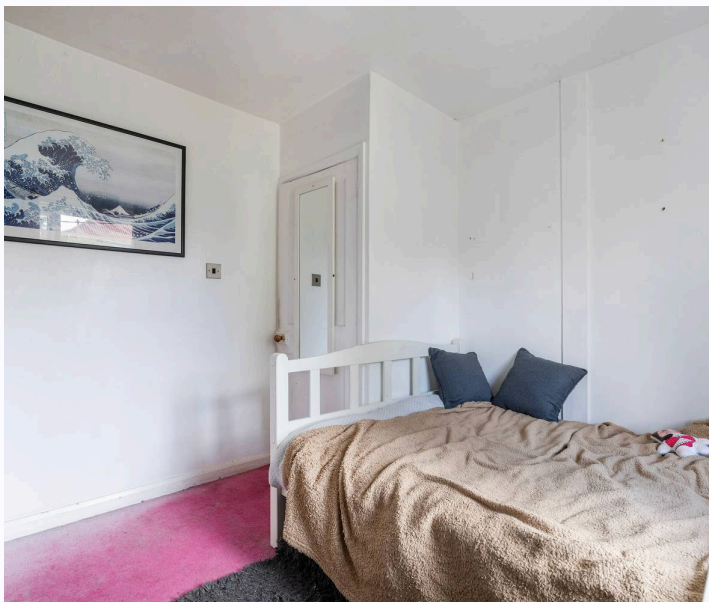
This substantial three bedroom semi-detached home offers well-proportioned accommodation across two floors, complemented by a generous rear garden and a layout ideally suited to modern family life. Providing plenty of potential for a new owner to personalise and make their own, the property combines spacious rooms with practical living throughout.

The accommodation is accessed via an entrance hall, leading through to a spacious lounge/dining room. This light and versatile reception space provides ample room for both comfortable seating and dining furniture, creating an ideal environment for everyday living, entertaining guests or spending time with family. Large windows allow natural light to flow through the room, enhancing the sense of space.

The kitchen is fitted with a comprehensive range of wall and base units, offering excellent storage and preparation space. Designed with functionality in mind, there is room for a range of appliances, while a rear lobby provides convenient access to the garden.

Completing the ground floor is a family bathroom fitted with a three-piece suite, providing practical accommodation for day-to-day living.

To the first floor, the landing gives access to three bedrooms. The principal bedroom is a well-proportioned double room, while the second bedroom also offers generous accommodation and benefits from useful built-in storage space.





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The third bedroom provides flexibility and could equally serve as a child's bedroom, guest room, home office or hobby room depending on individual requirements. Outside, the property continues to impress with its sizeable rear garden. A generous patio area offers an excellent space for outdoor dining and entertaining, while the extensive lawn beyond provides plenty of room for recreation, gardening and enjoying the outdoors. Mature planting and established shrubs add colour, privacy and character to the garden throughout the seasons.

To the front, the property is approached via an enclosed garden which is predominantly laid to lawn, creating an attractive first impression.

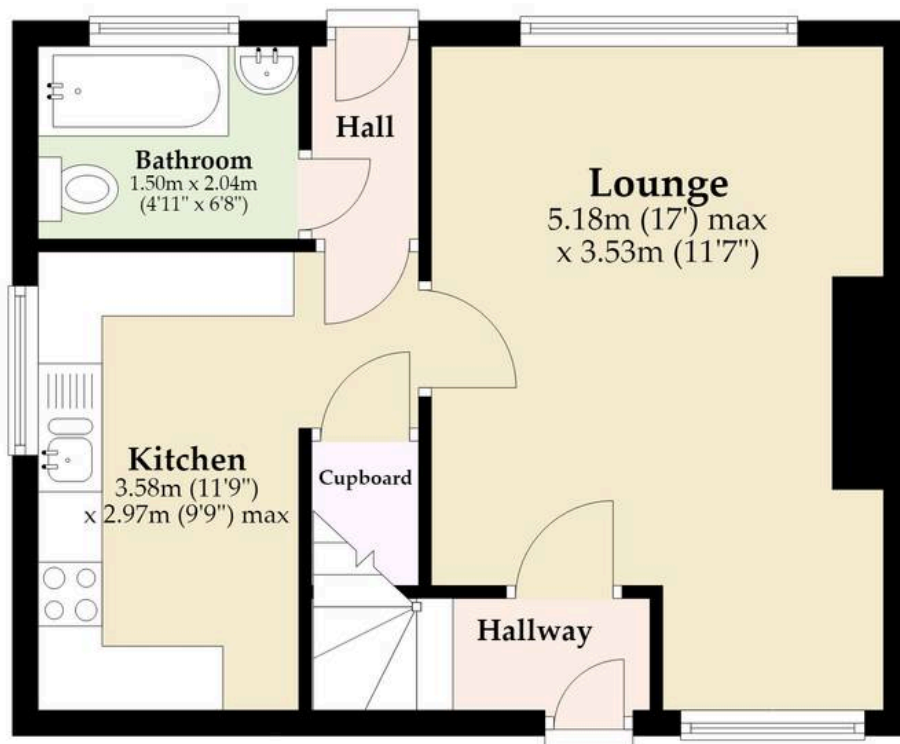
Agent's Note

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



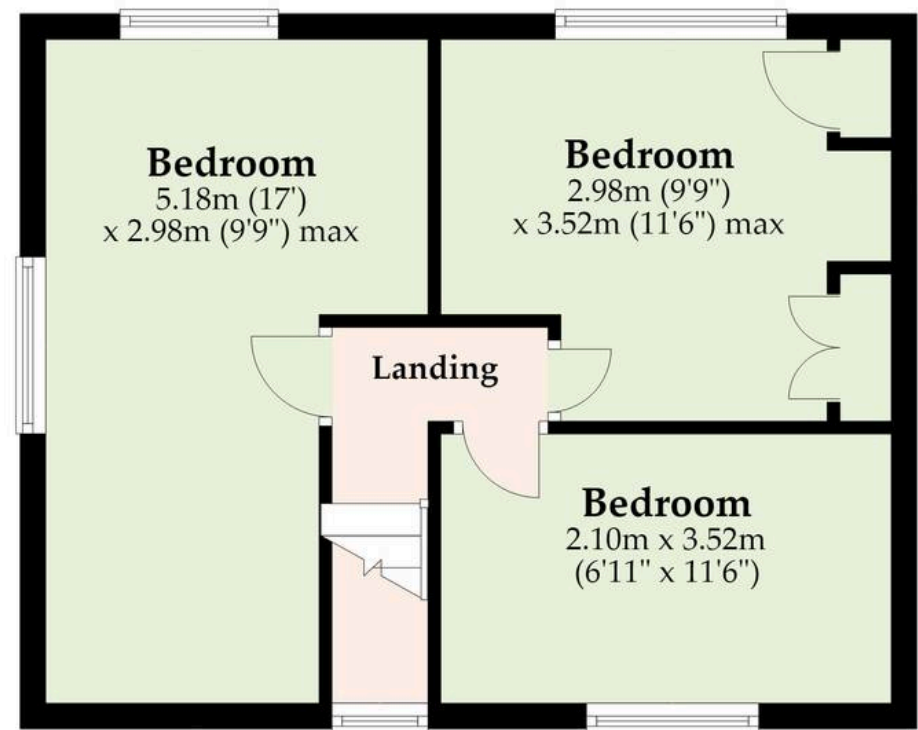
Ground Floor

Approx. 34.2 sq. metres (368.1 sq. feet)



First Floor

Approx. 34.2 sq. metres (368.1 sq. feet)



Total area: approx. 68.4 sq. metres (736.1 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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