



37 Thurling Plain, Norwich

Minors & Brady



37 Thurling Plain

Norwich

A well-positioned first-floor apartment offering comfortable, low-maintenance living in a quiet cul-de-sac setting. The accommodation comprises a lounge, fitted kitchen, double bedroom and bathroom, providing a practical layout suited to a range of buyers. Residents benefit from access to communal garden areas, along with the added advantage of a private storage shed for useful additional storage. The property is conveniently located for Norwich City Centre, the railway station and the Broadland Northway, making travel around the city and beyond straightforward. A range of local shops, supermarkets and everyday amenities can be found nearby, together with regular public transport links.

- Quiet cul-de-sac location
- First-floor apartment setting
- Spacious lounge reception
- Modern fitted kitchen
- Generous double bedroom
- Well-appointed bathroom suite
- Access to communal gardens
- Private external storage shed
- Convenient city access links
- Ideal investment opportunity





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The Location

Norwich is a vibrant and historic city that successfully combines the convenience of urban living with an abundance of green spaces, riverside walks and excellent local amenities. Popular with families, professionals and retirees alike, the city offers a diverse range of housing, highly regarded schools and a thriving cultural scene.

Residents benefit from an extensive selection of everyday amenities, including major supermarkets, independent retailers, cafés, restaurants and healthcare facilities. Norwich city centre is home to two shopping centres, a renowned market, theatres, cinemas and a wide variety of leisure and entertainment options. For those who enjoy the outdoors, there are numerous parks, riverside walks and open green spaces throughout the city and surrounding areas.

Norwich enjoys excellent transport connections, with regular rail services to London Liverpool Street, Cambridge and other major destinations. The city is also well served by local bus routes and has convenient access to the A47 and Northern Distributor Road (NDR), providing straightforward links across Norfolk and beyond. Norwich International Airport offers additional travel connections for both business and leisure.

Further enhancing its appeal are a range of fitness centres, sports facilities, riverside attractions and nearby retail parks, ensuring residents have everything they need within easy reach. Combining historic character with modern convenience, Norwich remains one of the most desirable places to live in the East of England.

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Occupying a quiet position within a residential cul-de-sac, this first-floor apartment offers an excellent opportunity for first-time buyers, downsizers and investors alike. Enjoying a tucked-away setting with a pleasant sense of privacy, the property combines comfortable living with exceptional convenience, being well placed for access to Norwich City Centre, Norwich Railway Station, the Broadland Northway and a wealth of local amenities.

The accommodation is bright, welcoming and thoughtfully arranged throughout. At the heart of the home is a generously proportioned lounge, providing an inviting space to relax, entertain and unwind. Large enough to accommodate both seating and dining furniture, it creates a versatile living environment suited to modern lifestyles.

The kitchen has been fitted with a range of units, offering practical workspace and storage while maintaining a clean and stylish finish. Whether preparing everyday meals or hosting guests, the layout is designed to make the most of the available space.

The double bedroom is well-sized and comfortable, benefiting from a pleasant outlook and ample room for freestanding furniture.

Completing the accommodation is a fitted bathroom, finished in a timeless style and serving the property well for day-to-day living.



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Outside, residents can enjoy access to communal garden areas, providing an attractive outdoor environment to appreciate during the warmer months. A particularly valuable addition is the inclusion of a private storage shed, offering useful space for bicycles, seasonal items and general household storage.

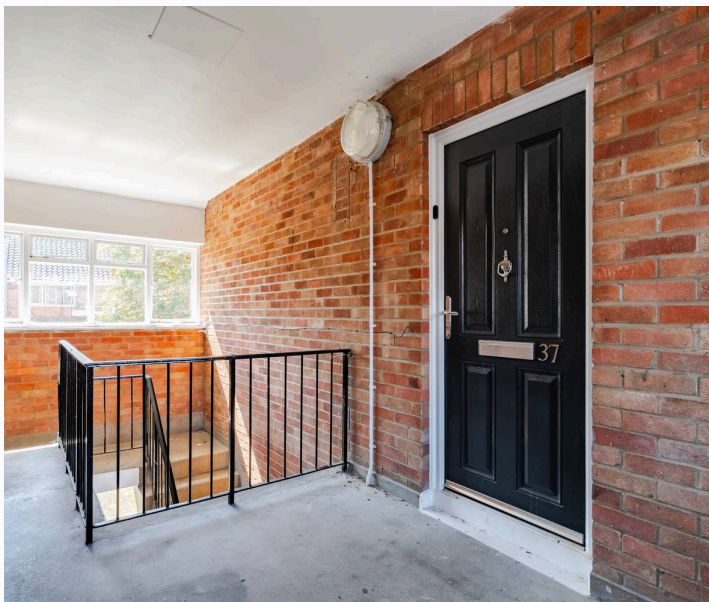
Situated within the popular NR7 area, the property benefits from easy access to local shops, supermarkets, leisure facilities and regular public transport services. The excellent road connections towards the Broadland Northway also ensure straightforward travel around Norwich and the surrounding areas.

Agent's Note

This property is offered leasehold, with approximately 96 years remaining on the lease.

The current annual ground rent and maintenance charge totals £300, based on the 2025 charges.

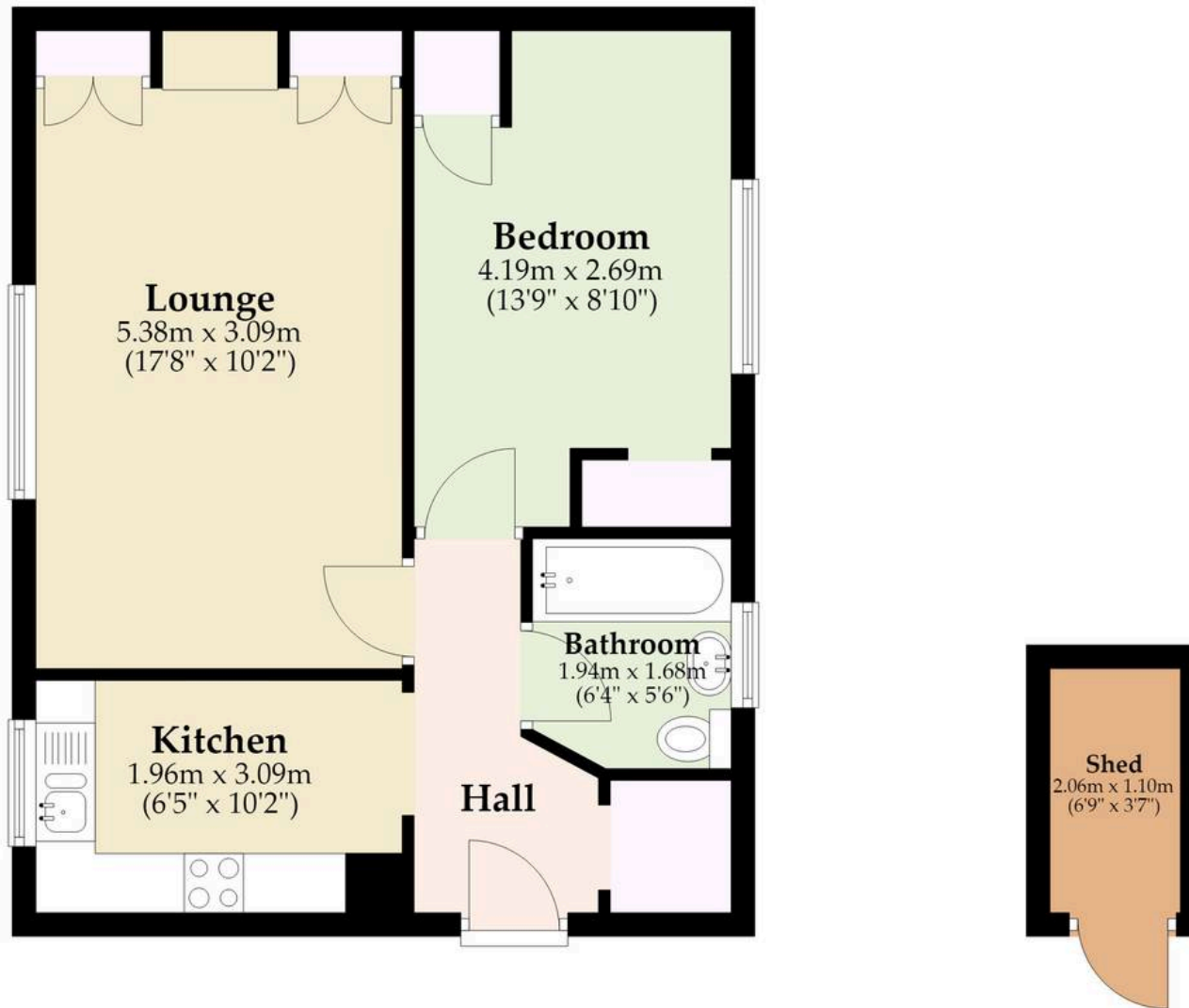
The property is connected to mains water, electricity, gas and drainage.



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Ground Floor

Approx. 45.9 sq. metres (494.6 sq. feet)



Total area: approx. 45.9 sq. metres (494.6 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.

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