



18 Dalbier Close, Norwich

Minors & Brady



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Norwich

A beautifully presented family home tucked away at the end of a cul-de-sac, offering versatile living space, a west-facing rear garden and a host of recent improvements throughout. Set behind an attractive red-style frontage, the property combines bright and well-proportioned accommodation with a flexible layout designed for modern living. The welcoming living room flows through to a dining room and conservatory, creating superb space for both family life and entertaining, while new flooring throughout enhances the home's fresh and modern feel. A well-equipped kitchen leads directly into a generous utility room, formed as part of a garage conversion, and is complemented by a recently fitted downstairs WC. Upstairs, three bedrooms are served by a recently fitted contemporary family bathroom, while a boarded loft with ladder provides valuable additional storage. Outside, a private west-facing rear garden, tandem driveway and attached garage complete this appealing home.

- Deceptively spacious three-bedroom detached family home
- Bright and airy living room filled with natural light
- Separate dining room ideal for family meals and entertaining
- Conservatory overlooking the rear garden
- Well-equipped kitchen with integrated oven, hob and fridge freezer
- Generous utility room with access to the garage and garden
- Three well-proportioned first-floor bedrooms
- Contemporary family bathroom
- Private and beautifully maintained rear garden with patio seating area
- Tandem driveway providing off-road parking alongside an attached garage





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The Location

Thorpe St. Andrew is a highly desirable suburb located just to the east of Norwich city centre, offering a peaceful residential setting while remaining exceptionally well connected. The area is popular with families and professionals alike and is home to several well-regarded schools, including Thorpe St. Andrew School and Sixth Form, providing excellent educational opportunities.

Residents benefit from a range of everyday amenities close by, with Sainsbury's just a short drive away or even within walking distance for many. For leisure and relaxation, the area is particularly well known for its scenic river walks along the River Yare, ideal for walking, running, or simply enjoying the outdoors. The River Green Pantry is also a short drive away, offering a perfect spot for a light bite to eat or a sweet treat.

Thorpe St. Andrew enjoys excellent transport links, with regular bus services into Norwich city centre and surrounding areas, as well as easy access to the A47 and Northern Distributor Road (NDR) for commuters. The Riverside Retail Park and Riverside Leisure Complex, along with Norwich City Football Club's Carrow Road ground, are also just a short drive away.

Additional local conveniences include Bannatyne Health Club and Spa, Costa Coffee, and a variety of nearby shops and services, making Thorpe St. Andrew an ideal location for those seeking a quieter lifestyle without sacrificing accessibility or amenities.



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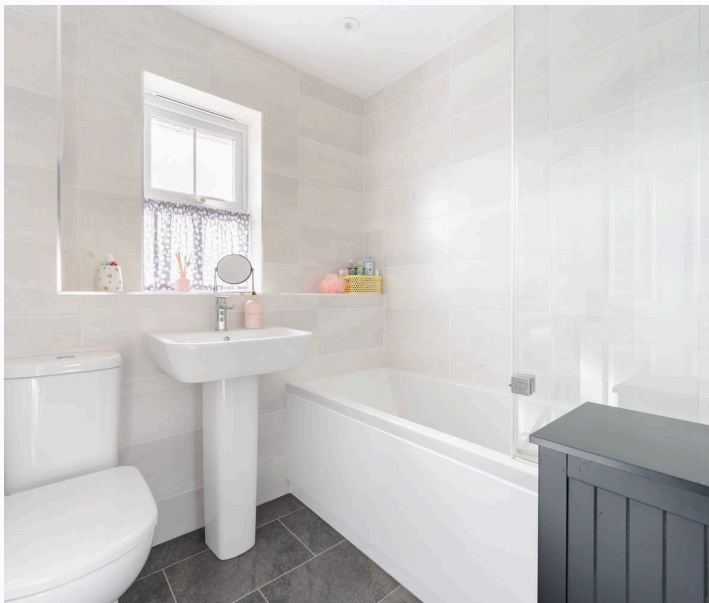
Norwich

Dalbier Close, Thorpe St. Andrew

Set at the end of a quiet cul-de-sac, this beautifully presented three-bedroom home offers light-filled accommodation, practical living space and a superb west-facing rear garden. Thoughtfully arranged across two floors, the property provides an excellent balance of reception space and everyday functionality, making it well suited to families, professionals and those seeking room to grow.

Stepping inside, the entrance hall welcomes you into the home and immediately leads through to a bright and airy living room. Well-proportioned and comfortable, this inviting space enjoys plenty of natural light and forms the heart of the home, perfect for both relaxing evenings and entertaining guests. New flooring throughout the property further enhances its stylish and well-maintained presentation.

Beyond, the property benefits from a trio of reception spaces, creating excellent versatility for modern living. The dining room provides an ideal setting for family meals and social occasions, while double doors open into the conservatory, a delightful additional reception area enjoying views over the garden and offering a peaceful spot to unwind throughout the year. Together, these spaces flow naturally and create a sociable and adaptable layout.



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The kitchen is fitted with a range of storage units and generous work surfaces, offering practicality for day-to-day living. Integrated appliances include an oven, hob and fridge freezer, while a vibrant multi-coloured tiled splashback introduces a welcome pop of character and colour. Leading directly from the kitchen is a particularly spacious utility room, created as part of a garage conversion and continuing the same attractive design theme. This highly functional space provides excellent room for laundry, storage and household tasks, with direct access to the garden. The ground floor is further enhanced by a recently fitted WC.

The first floor provides three bedrooms, each offering flexibility for growing families, guests or those working from home. The accommodation is served by a recently fitted family bathroom, finished in a contemporary style and well-appointed for everyday convenience. A boarded loft with ladder access offers excellent additional storage.

Outside, the rear garden is a particularly appealing feature of the property. Enjoying a westerly aspect and a good degree of privacy, the space has been thoughtfully arranged with a patio seating area leading onto a well-maintained lawn. Established shrubs, flowering borders and seasonal planting introduce colour and life throughout the garden, creating an attractive outdoor setting to enjoy with family and friends.



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To the front, the tandem driveway provides off-road parking and leads directly to the attached garage, further enhancing the practicality of this well-rounded home. Combining spacious accommodation, versatile reception areas, recent upgrades and attractive outdoor space, this is a property that will appeal to a wide range of buyers.

Agent's Note

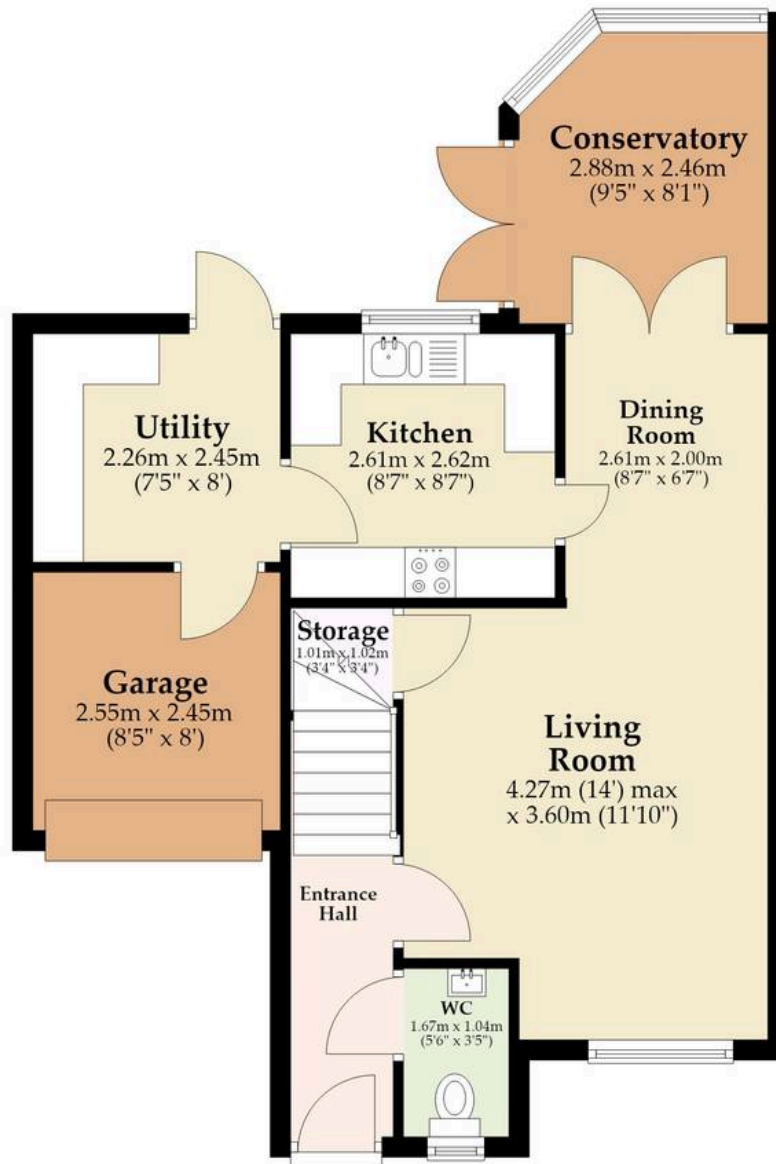
This property will be sold freehold and connected to mains water, electricity, gas and drainage.



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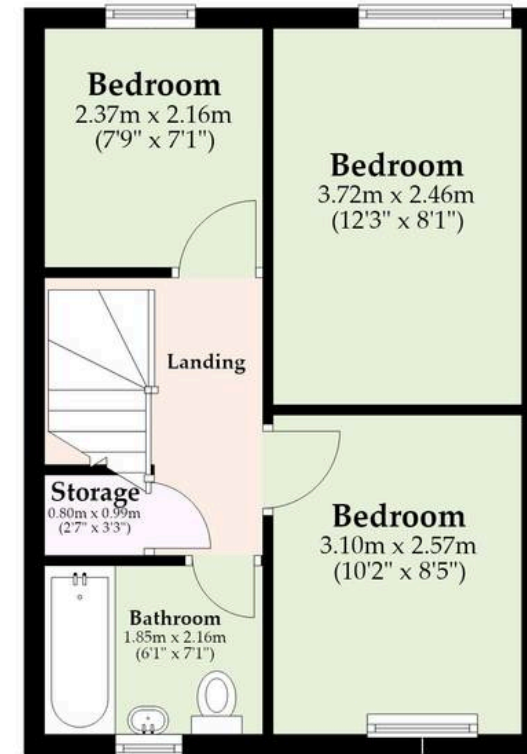
Ground Floor

Approx. 54.5 sq. metres (586.9 sq. feet)



First Floor

Approx. 33.5 sq. metres (360.8 sq. feet)



Total area: approx. 88.0 sq. metres (947.7 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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