



17 New Mills Yard, Norwich

Minors & Brady



17 New Mills Yard

Norwich

Offered chain free! Set within the sought-after Hopkins Homes development and just moments from the picturesque River Yare, this beautifully presented end-of-terrace home offers the perfect blend of city convenience and outdoor lifestyle. Imagine starting the day with a riverside walk before enjoying everything Norwich has to offer, all within easy reach. Light-filled and ready to move straight into, the property features a welcoming entrance hall, a well-equipped kitchen, a spacious living and dining room opening onto a sunny south-facing courtyard garden, and a convenient ground-floor cloakroom. Upstairs, three comfortable bedrooms are complemented by a modern family bathroom. With off-road parking for two vehicles, secure bike storage and low-maintenance outdoor space, this is an excellent opportunity for first-time buyers, professionals and investors seeking a stylish, turn-key home in a highly desirable location.

- Offered chain free!
- End-of-terrace residence positioned down a quiet cul-de-sac, located on the sought-after Hopkins Homes development in Norwich
- Moments away from the scenic River Yare for riverside walks and easy access to the city centre for a wide range of amenities
- Suitable choice for first-time buyers, professionals or investors, looking for a turn-key home in a convenient location
- Kitchen is equipped with cabinetry, an integrated oven with a gas hob and under-counter areas for appliances
- Spacious living/dining room that invites relaxation and entertaining, with an understairs cupboard and direct access to the garden
- Three bedrooms offering comfort and privacy, one of which has a built-in wardrobe
- Family bathroom comprising of a modern three-piece suite
- A private, low-maintenance courtyard garden that is south-facing and paved for outdoor seating, with a separate secure bike shed
- Driveway providing off-road parking for two vehicles

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New Mills Yard is situated within the highly sought-after NR3 area of Norwich, offering a convenient residential setting with easy access to a wide range of local amenities. The area is highly regarded for its vibrant community atmosphere, attractive riverside surroundings, and close proximity to Norwich city centre.

Residents benefit from an excellent selection of independent shops, cafés, restaurants, public houses, supermarkets, and healthcare facilities, all readily accessible within the surrounding area. The nearby Magdalen Street and St Augustine's Street are renowned for their diverse mix of independent retailers, eateries, and cultural venues, contributing to the area's distinctive character and appeal.

A particular feature of the location is its position close to the River Yare and Wensum, providing attractive riverside walks and easy access to some of Norwich's most historic and picturesque surroundings. Nearby parks, open green spaces, and leisure facilities offer excellent opportunities for outdoor recreation and relaxation throughout the year.

Norwich city centre is within easy reach and provides an extensive range of shopping, dining, cultural, educational, and entertainment facilities. The city's historic cathedral quarter, vibrant market, theatres, museums, and extensive retail offering make it one of the region's most desirable places to live.

The area benefits from excellent transport connections, with Norwich railway station providing regular services to Cambridge, London Liverpool Street, and destinations across the region. Convenient access to the A47, A11, and Norwich Ring Road offers routes throughout Norfolk and beyond, whilst regular public transport services connect the area with the wider city.

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A welcoming entrance hall creates an immediate sense of light and space, providing a pleasant introduction to the accommodation, while a conveniently positioned cloakroom adds practicality for both residents and guests.

The kitchen has been thoughtfully designed to maximise functionality, offering a range of fitted cabinetry and work surfaces that provide ample storage and preparation space. Integrated cooking appliances include an oven and gas hob, while dedicated under-counter spaces accommodate additional appliances, creating a practical environment for everyday cooking and household tasks.

To the rear of the property, the generous living and dining room serves as the heart of the home. Filled with natural light, this versatile space is perfectly suited to both relaxed evenings and social occasions, comfortably accommodating dining and seating areas. An understairs storage cupboard provides valuable additional storage, while direct access to the garden allows indoor and outdoor living to flow effortlessly during the warmer months.

The first floor comprises three well-proportioned bedrooms, each offering comfortable and private accommodation. The principal bedroom benefits from a built-in wardrobe, helping to maximise floor space and provide convenient storage. The remaining bedrooms offer flexibility for family life, guest accommodation, home working or hobbies, adapting easily to changing lifestyle needs.





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Serving the bedrooms is a contemporary family bathroom, fitted with a modern three-piece suite and finished in a clean, timeless style.

Outside, the south-facing courtyard garden has been designed with ease of maintenance in mind, creating an attractive space to enjoy throughout the year. The paved layout provides an ideal setting for outdoor dining, entertaining friends or simply enjoying the sunshine with minimal upkeep required. A separate secure bike shed offers practical storage for bicycles and outdoor equipment.

To the front, a private driveway provides off-road parking for two vehicles, further enhancing the property's practicality and everyday convenience.

Agents Notes

This property will be sold freehold.

Gas central heating system.

Connected to mains water, electricity, gas and drainage.

Please be aware that the images have been AI-staged to showcase the furniture in the rooms. We recommend visiting the property in person to fully evaluate the space and its features.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		89
(81-91) B		
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		

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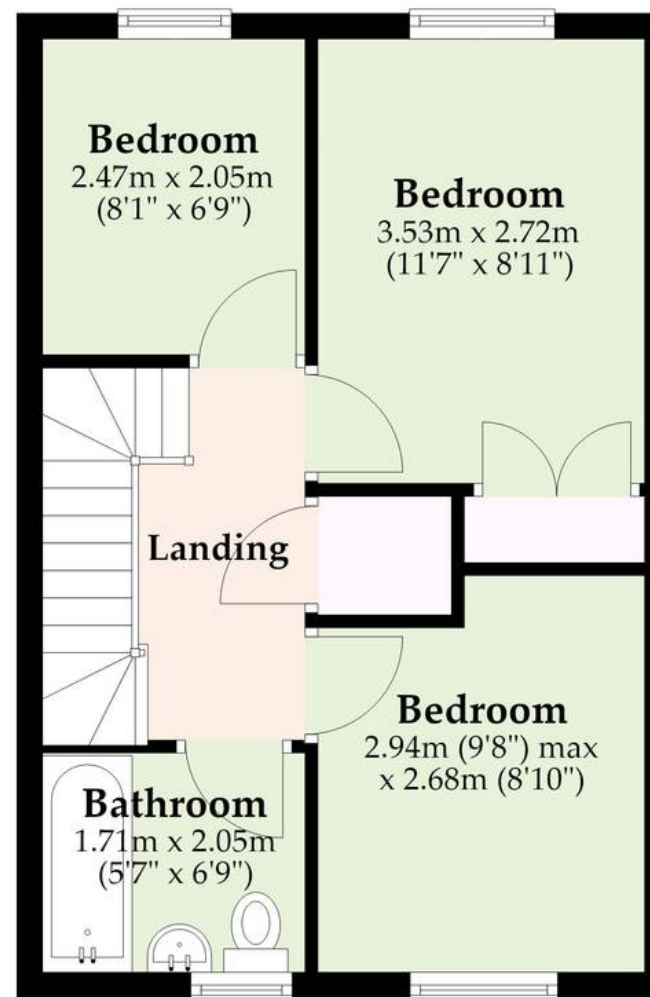
Ground Floor

Approx. 29.2 sq. metres (314.3 sq. feet)
(excluding Entrance Hall, WC)



First Floor

Approx. 28.3 sq. metres (304.6 sq. feet)
(excluding Landing)



Total area: approx. 57.5 sq. metres (618.8 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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Your home, our market



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