



55 Toftes Place, Norwich

Minors & Brady



55 Toftes Place

Norwich

Tucked away at the end of a quiet cul-de-sac, this beautifully maintained three-bedroom home offers spacious accommodation, a larger-than-average south-facing garden, and a modern interior ready to move straight into.

Having been cherished by the same owners for almost four decades, the property has been thoughtfully updated throughout while retaining a practical layout perfectly suited to modern family life. Spacious living areas are filled with natural light, whilst the recently refitted kitchen provides excellent storage and workspace. Upstairs, three well-proportioned bedrooms are complemented by a family-friendly split washroom arrangement. Outside, the generous enclosed garden and useful brick-built storage further enhance this appealing home.

- Tucked away at the end of a quiet and sought-after cul-de-sac position.
- Lovingly maintained and improved by the same owners for approximately 38 years.
- Spacious 19ft dual-aspect sitting and dining room filled with natural light.
- French doors from both the living room and kitchen open directly onto the garden.
- Modern fitted kitchen installed in 2021 with excellent storage and worktop space.
- Three well-proportioned bedrooms including two comfortable double rooms.
- Family-friendly split washroom arrangement with separate W.C. and shower room.
- Larger-than-average rear garden enjoying a desirable south-facing aspect.
- Useful external brick-built storage shed alongside additional timber garden storage.





55 Toftes Place

Norwich

The Location

Situated in the highly sought-after Bowthorpe area of Norwich's NR5 postcode, this property enjoys a convenient and well-connected location that appeals to a wide range of buyers. The area is particularly popular due to its excellent access to the University of East Anglia and the Norfolk and Norwich University Hospital, making it an attractive choice for academics, healthcare professionals, students, and investors alike.

Bowthorpe offers an excellent range of everyday amenities, including a Roys supermarket, local convenience stores, pharmacies, healthcare facilities, cafés, and takeaways, ensuring residents have everything they need close at hand. Families are also well catered for, with a selection of schools nearby, including the well-regarded Clover Hill VA Infant and Nursery School.

For those commuting or travelling further afield, the location benefits from regular bus services providing easy access into Norwich city centre, where a broader selection of shopping, dining, entertainment, and cultural attractions can be enjoyed. The nearby A47 Southern Bypass also offers excellent road links to surrounding Norfolk towns, the Norfolk coast, and major routes beyond.

Residents benefit from convenient access to the Longwater Retail Park, home to a variety of national retailers, supermarkets, home improvement stores, and leisure facilities. The nearby village of Bawburgh provides a picturesque countryside setting and is home to the renowned Kings Head, a popular destination for excellent food and traditional hospitality.





55 Toftes Place

Norwich

Toftes Place, Norwich

Set within a peaceful cul-de-sac position, this well-presented mid-terrace home enjoys a tucked-away setting with local parking available nearby and an external brick-built storage shed positioned adjacent to the front entrance. Having been lovingly maintained by the current owners for approximately 38 years, the property offers a wonderful opportunity for buyers seeking a home that has been consistently cared for and improved over time.

The accommodation begins with a practical entrance porch, providing excellent storage for coats and footwear with built-in cupboards helping to keep everyday essentials neatly organised. A further door leads into the welcoming hallway, where additional storage and stairs to the first floor create a functional and well-planned entrance space.

At the heart of the home is the impressive dual-aspect sitting and dining room, extending to approximately 19 feet in length. This bright and versatile living space benefits from windows to the front and French doors opening directly onto the rear garden, allowing natural light to flood the room throughout the day. There is ample space for both comfortable seating and formal dining, making it an ideal area for entertaining guests or enjoying family life.

The kitchen, refitted in 2021, offers a contemporary range of wall and base units complemented by generous work surfaces and tiled splashbacks.



M&B



55 Toftes Place

Norwich

A ceramic sink sits beneath the window overlooking the garden, whilst designated spaces are available for a range of appliances, including a washing machine, dishwasher, tumble dryer, and an American-style fridge freezer. A second set of French doors provides direct access to the rear garden, creating a seamless connection between indoor and outdoor living.

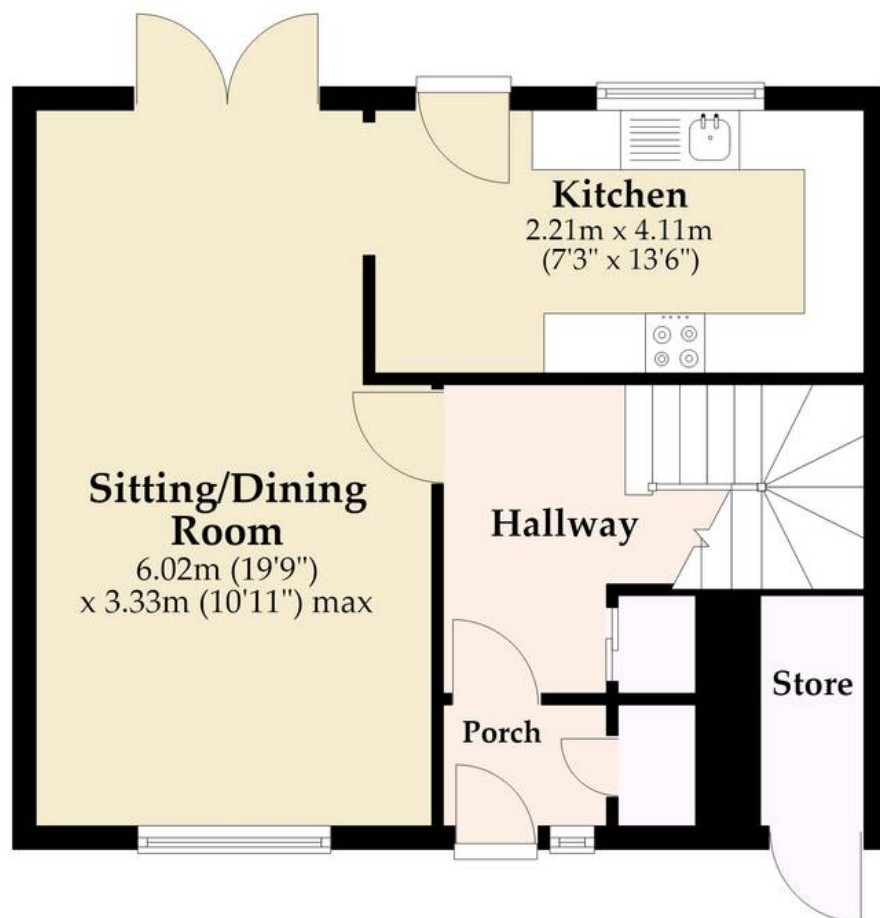
The first floor landing leads to three bedrooms, including two comfortable double rooms and a third bedroom suitable as a child's room, nursery, dressing room, or home office. The principal bedroom provides excellent space for freestanding furniture, whilst the second bedroom enjoys views over the rear garden and benefits from a built-in wardrobe. Completing the accommodation is a practical split washroom arrangement, with a separate W.C. and independent shower room featuring a double shower enclosure, vanity storage and a heated towel rail.

Outside, the private rear garden is a particular highlight of the property. Enjoying a desirable south-facing aspect, it offers a wonderful space for relaxation, gardening and outdoor dining. Immediately outside the property is a paved patio area enclosed by brick walling, creating an attractive entertaining space. Beyond, the generous lawn is bordered by established flowerbeds, shrubs and planting, providing colour and interest throughout the seasons. A timber storage shed is positioned at the rear of the garden, whilst a side gate offers convenient pedestrian access.



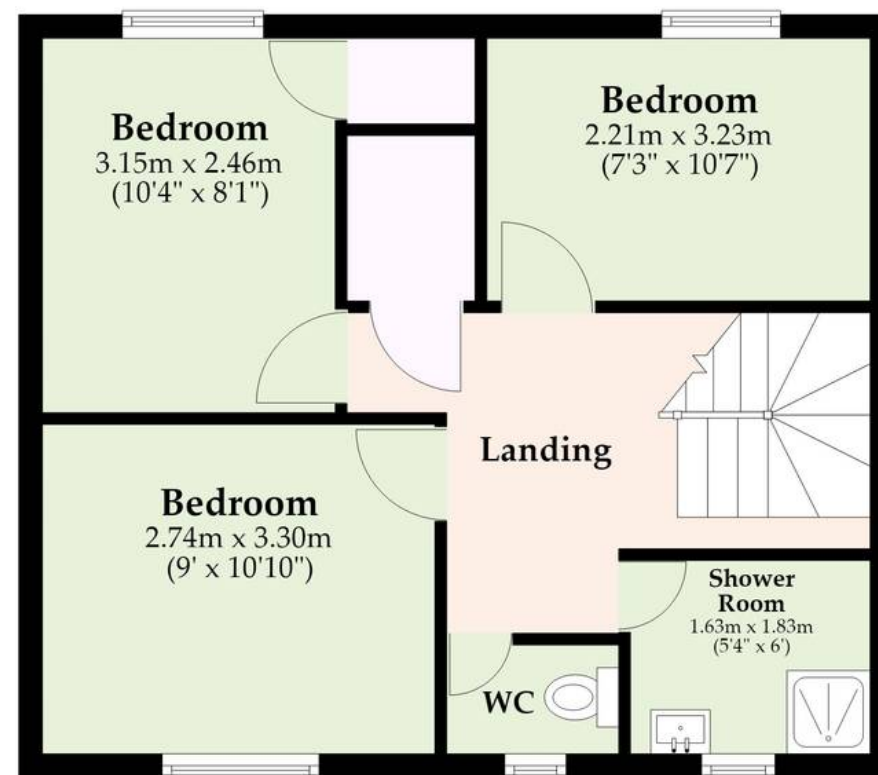
Ground Floor

Approx. 45.1 sq. metres (485.7 sq. feet)



First Floor

Approx. 41.5 sq. metres (447.0 sq. feet)



Total area: approx. 86.6 sq. metres (932.6 sq. feet)

M&B

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*.



Meet *Liam*
Branch Manager



Meet *Connie*
Senior Property Consultant



Meet *Tristan*
Senior Property Lister

Minors & Brady

Your home, our market



norwich@minorsandbrady.co.uk



01603 365085



107 Unthank Road, Norwich, NR2 2PE

BURY ST. EDMUNDS | CAISTER-ON-SEA | DEREHAM | DISS | NORWICH | OULTON BROAD | WROXHAM



Residential | Buy-to-Let | Protection

How we can support:

- ✓ Residential Mortgages
- ✓ Protection and Insurance
- ✓ Buy-to-Let (Personal and Limited Company)



Matt Waters
Director and
Principal



Victoria Payne
Mortgage and
Protection Adviser

Offering you quick and professional mortgage advice, every step of the way.

T: 01603 210378
E: enquiries@norfolk-mortgages.co.uk
W: www.norfolk-mortgages.co.uk