



2 St. Cecillas Court Music House Lane, Norwich

Minors & Brady



2 St. Cecillas Court Music House Lane

Norwich

Contemporary interiors, light-filled living space, private garden and an exclusive gated setting make this attractive terrace residence an excellent choice for buyers seeking modern comfort in a sought-after Norwich location. Beautifully presented throughout, the property offers bright, well-proportioned accommodation designed around everyday living and entertaining. The stylish kitchen/dining room forms the heart of the home, while French doors create a seamless connection to the private rear garden, perfect for enjoying warmer months. Upstairs, two generous double bedrooms provide comfortable and versatile accommodation, complemented by well-appointed bath and shower facilities. Situated within a secure gated community and benefiting from off-road parking, this impressive home delivers a wonderful combination of convenience, quality and lifestyle in the desirable NR1 postcode.

Agents Notes

This property will be sold freehold.

Maintenance fee: £500 per year.

Connected to mains water, electricity, gas and drainage.

Gas central heating system.



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Music House Lane is situated within the highly sought-after NR1 area of Norwich, offering a convenient residential setting with easy access to a wide range of local amenities.

Residents benefit from an excellent selection of shops, supermarkets, cafés, restaurants, schools, and healthcare facilities, all readily accessible within the surrounding area. Norwich city centre is within easy reach and provides an extensive range of retail, dining, and entertainment options, together with the historic Norwich Market, theatres, museums, and a vibrant cultural scene.

A particular feature of the location is its convenient access to the Riverside entertainment complex, offering a range of restaurants, cafés, leisure facilities, a cinema, and fitness amenities. The nearby River Wensum and surrounding green spaces provide pleasant opportunities for walking, cycling, and outdoor recreation.

Norwich railway station is easily accessible and offers regular services to Cambridge, London Liverpool Street, and destinations across the region, making the area particularly attractive to commuters. The property is also well positioned for access to the Norfolk and Norwich University Hospital, the University of East Anglia, and Norwich Airport, all of which are readily accessible via the city's road network and public transport services.

The area enjoys excellent road connections via the A47, A11, and Norwich Ring Road, providing convenient links throughout Norfolk and beyond.



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This attractive terrace residence occupies a desirable position within a secure, gated community in the highly sought-after NR1 area of Norwich, offering a superb opportunity for buyers seeking a stylish and low-maintenance home in a convenient setting.

Upon entering the property, you are welcomed by a bright and airy entrance hall which immediately sets the tone for the accommodation beyond. The inviting hallway provides access to the principal ground floor rooms and creates a wonderful first impression, showcasing the home's well-presented and thoughtfully arranged interior.

The living room is a particularly attractive space, filled with an abundance of natural light and offering a comfortable environment for both everyday living and entertaining guests. Generous proportions and a pleasant outlook enhance the sense of space, whilst the tasteful presentation creates a warm and welcoming atmosphere, making this an excellent room in which to relax and unwind.



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Forming the heart of the home is the impressive modern kitchen/dining room, designed with both style and practicality in mind. The kitchen is fitted with a range of quality cabinetry providing ample storage and workspace, complemented by an integrated double oven, induction hob, dishwasher and fridge/freezer. The dining area offers plenty of space for family meals and social gatherings, while French doors open directly onto the rear garden, allowing natural light to pour into the room and creating an effortless connection between indoor and outdoor living.

Adjacent to the kitchen is a highly functional utility room which provides valuable additional storage and dedicated space for laundry appliances, helping to keep the main living areas organised and clutter-free. Completing the ground floor accommodation is a convenient WC, an essential feature for modern households and visiting guests.

The first floor continues to impress with its well-planned arrangement of rooms. The landing provides access to two generously sized double bedrooms and the family bathroom, all presented to a high standard.



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The principal bedroom is a superb space, benefitting from a built-in wardrobe and the added luxury of a private en-suite shower room. This well-appointed bedroom offers excellent storage and a comfortable setting, ideal for homeowners seeking a practical yet stylish principal suite. The second bedroom is another spacious double room, providing flexibility for use as a guest bedroom, children's room or home office depending on individual requirements.

Serving the first floor is the contemporary family bathroom, fitted with a modern three-piece suite and enhanced by a skylight that introduces further natural light. Finished in a clean and timeless style, the bathroom provides a comfortable and functional space for everyday use.

Outside, the property enjoys a private, non-overlooked rear garden that has been designed for ease of maintenance. A small patio seating area provides the perfect spot for outdoor dining and entertaining during the warmer months, whilst the neatly laid lawn offers space for recreation and gardening. A timber storage shed provides useful external storage, completing this attractive outdoor setting.

To the front of the property, a brick-weave driveway provides off-road parking for one vehicle. The secure gated setting contributes to the property's appeal, offering an added sense of privacy and exclusivity.



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Branch Manager



Meet *Connie*
Senior Property Consultant



Meet *Tristan*
Senior Property Lister

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Your home, our market



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