



16 Huxley Close, Norwich

Minors & Brady



16 Huxley Close

Norwich

Set within a quiet cul-de-sac in the sought-after Lakenham area of Norwich, just a short walk from the city centre, this well-presented end-of-terrace home offers bright and versatile accommodation perfectly suited to modern living. At its heart is a light-filled living and dining room featuring a decorative fireplace and built-in storage, complemented by a conservatory that opens the home to the garden beyond. With three flexible bedrooms, a family bathroom and a private, non-overlooked rear garden complete with brand-new fencing, patio, lawn and two timber sheds, the property provides comfortable living both inside and out. Further benefits include a driveway for off-road parking, making this an excellent choice for first-time buyers, families and those seeking convenient access to everything Norwich has to offer.

Agents Notes

This property will be sold freehold.

Combi gas boiler.

Connected to mains water, electricity, gas and drainage.



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- End-of-terrace residence positioned down a quiet cul-de-sac in the Lakenham area of Norwich, within walking distance to the city centre
- Easy access to local supermarkets, Norwich train station, the A47 and education options, making it suitable for family living
- Living/dining room that is filled with an abundance of natural light, with a focal point of a decorative fireplace and built-in storage/shelving
- Kitchen is fitted with a range of cabinetry, a freestanding oven and areas for your own appliances
- Conservatory that extends the reception space, whilst framing views of the rear garden
- Family bathroom comprising of a modern three-piece suite, including a corner bathtub with shower attachment
- Three bedrooms offering comfort and privacy, with the flexibility to have a home office, dressing room or a nursery
- A non-overlooked rear garden with brand-new fencing, featuring a patio for seating, a laid to lawn and two timber sheds for storage use
- Driveway providing off-road parking for one vehicle, alongside planted beds and steps that lead up to the entrance door



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Huxley Close is situated within the popular suburb of Lakenham, offering a convenient residential setting with easy access to a wide range of local amenities. The area is highly regarded for its excellent transport connections, proximity to Norwich city centre, and access to a variety of educational, leisure, and healthcare facilities.

Residents benefit from a variety of shops, supermarkets, cafés, restaurants, schools, and healthcare facilities, all readily accessible within the local area. The nearby city centre provides an extensive range of retail, dining, cultural, and entertainment amenities, together with the historic Norwich Market, theatres, museums, and a vibrant selection of independent and national retailers.

The area offers a wealth of recreational opportunities, with nearby parks, open green spaces, and riverside walks providing excellent opportunities for outdoor enjoyment. The picturesque River Yare and surrounding green spaces contribute to the area's appeal, whilst a range of sports and leisure facilities can be found close by.

A particular feature of the location is its convenient access to the Norfolk and Norwich University Hospital, the University of East Anglia, and Norwich Research Park, making the area especially popular with healthcare professionals, academics, students, and commuters. Norwich railway station is also within easy reach, offering regular services to Cambridge, London Liverpool Street, and destinations across the region.

The area benefits from excellent transport connections, with convenient access to the A47, A11, and Norwich Ring Road, providing routes throughout Norfolk and beyond. Regular public transport services further enhance accessibility across the city and surrounding areas.

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Set within a quiet cul-de-sac in the sought-after Lakenham area of Norwich, just a short walk from the city centre, this well-presented end-of-terrace home offers bright and versatile accommodation perfectly suited to



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The property is approached via a driveway providing off-road parking for one vehicle, accompanied by attractive planted beds and steps leading to the entrance. The end-of-terrace position creates a pleasing sense of space, whilst the attractive frontage offers a welcoming first impression.

Inside, the accommodation has been thoughtfully arranged to create a practical and comfortable home. The living and dining room forms the heart of the property, offering a bright and inviting environment for both everyday living and entertaining. Large windows draw in plenty of natural light throughout the day, enhancing the sense of space. A decorative fireplace provides an appealing focal point, while built-in shelving and storage offer useful functionality alongside character and charm.

The kitchen is fitted with a range of cabinetry providing ample storage, complemented by generous worktop space for food preparation. Offering a freestanding oven, while dedicated spaces allow for the installation of additional appliances to suit individual requirements.

Extending the ground floor accommodation, the conservatory provides a versatile additional reception space that can be enjoyed throughout the seasons. Whether used as a relaxed seating area, dining space or home workspace, it enjoys pleasant views across the rear garden and creates an effortless connection between the indoors and out.



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The family bathroom has been fitted with a modern three-piece suite, including a corner bathtub with shower attachment, wash basin and WC. Contemporary finishes create a clean and practical space designed to accommodate the demands of daily life.

Upstairs, three well-proportioned bedrooms offer comfortable and flexible accommodation. Each room provides privacy and versatility, allowing buyers to tailor the space to their individual needs. Whether utilised as bedrooms for a growing family, a dedicated home office, dressing room or nursery, the layout readily adapts to a variety of lifestyles.

The rear garden is a particularly appealing feature of the home. Benefitting from a non-overlooked aspect, it offers a private outdoor setting to enjoy relaxing, entertaining and family time. Newly installed fencing enhances both privacy and presentation, while a paved patio creates an ideal spot for outdoor dining and seating. The lawn provides space for children or pets to enjoy, and two timber sheds offer valuable storage for gardening equipment, bicycles and seasonal items.



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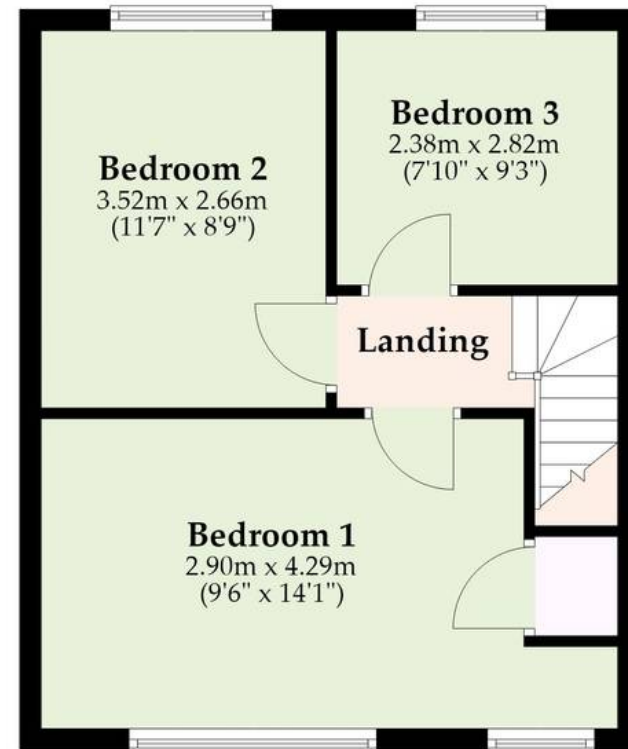
Ground Floor

Approx. 43.7 sq. metres (470.6 sq. feet)



First Floor

Approx. 35.1 sq. metres (377.6 sq. feet)



Total area: approx. 78.8 sq. metres (848.2 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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