



5 Thistle Close, Norwich

Minors & Brady



Positioned on a generous corner plot with ample parking and a sun-filled south-west facing garden, this tucked-away Norwich home offers space, practicality and future potential in equal measure. Situated at the end of a quiet cul-de-sac, this well-maintained two-bedroom semi-detached property is ideal for first-time buyers, investors or those looking to put their own stamp on a home. The accommodation includes a spacious lounge diner, a versatile orangery overlooking the garden, a fitted kitchen and a convenient ground-floor cloakroom. Upstairs, two well-proportioned bedrooms are complemented by a family bathroom, with the principal bedroom benefitting from fitted wardrobes. Conveniently located close to the UEA, Norfolk and Norwich University Hospital, Longwater Retail Park and excellent transport links, this property combines peaceful living with everyday convenience.

- Generous corner plot position tucked away at the end of a quiet cul-de-sac
- Well-maintained two-bedroom semi-detached home ideal for first-time buyers or investors
- Spacious lounge diner filled with natural light and perfect for everyday living
- Versatile orangery overlooking the garden, ideal as an additional reception space
- Fitted kitchen with ample storage, work surfaces and space for dining
- Ground-floor cloakroom for added convenience
- Two well-proportioned bedrooms, including a principal bedroom with fitted wardrobes
- South-west facing rear garden designed for low-maintenance enjoyment
- Extensive off-road parking with a driveway and additional hardstanding areas
- Conveniently located close to the UEA, Norfolk and Norwich University Hospital, Longwater Retail Park and the A47





5 Thistle Close

Norwich

The Location

Situated within a quiet and well-established residential area on the western side of Norwich, this location offers an excellent balance of convenience, connectivity and everyday practicality. Particularly popular with families, professionals and those connected to the city's healthcare and education sectors, the area enjoys easy access to a wealth of amenities whilst retaining a peaceful neighbourhood atmosphere.

The University of East Anglia, Norfolk and Norwich University Hospital and Spire Norwich Hospital are all within easy reach, making the location especially well suited to healthcare professionals, university staff and students alike. Longwater Retail Park is just a short drive away, offering a variety of national retailers, supermarkets, dining options and everyday conveniences.

For those commuting or travelling further afield, the nearby A47 southern bypass can be reached within minutes, providing excellent connections across Norfolk and linking to the A11 towards Cambridge and beyond. Norwich city centre is also only a short drive away, offering an extensive selection of shops, restaurants, bars, cultural attractions and the historic Cathedral Quarter. Regular bus services operate throughout the area, providing reliable public transport links into the city centre, the University of East Anglia, hospital complex and surrounding districts.

Residents benefit from a range of local amenities close by, including supermarkets, convenience stores, healthcare services and schooling for all ages. The area is also home to a number of nearby parks, green spaces and recreational facilities, providing opportunities for outdoor exercise, dog walking and family activities.

M&B





5 Thistle Close

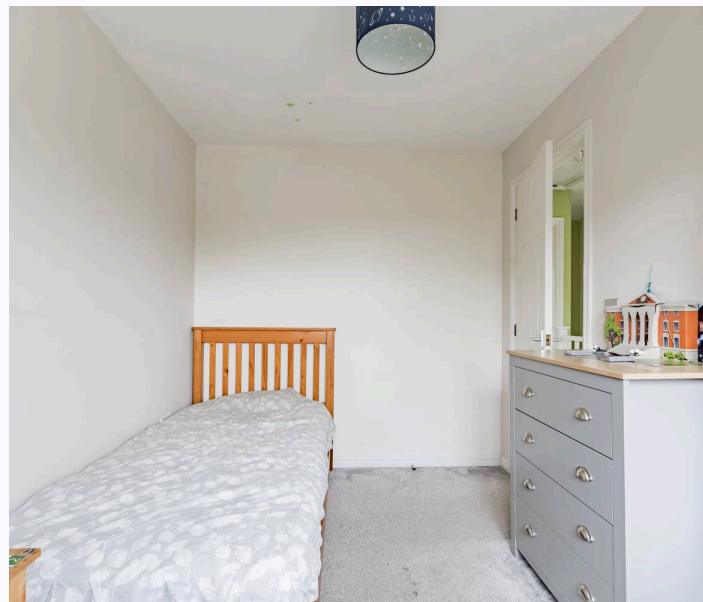
Norwich

Thistle Close, Norwich

Occupying a generous corner plot position at the end of a tucked-away cul-de-sac, this well-maintained two-bedroom semi-detached home presents an excellent opportunity for first-time buyers, investors or those looking for a property with future potential. Benefiting from ample off-road parking, a south-west facing garden and a desirable location to the west of Norwich, the home offers comfortable accommodation both inside and out.

The property is accessed via a welcoming entrance hall, which provides access to a convenient ground-floor cloakroom and the principal living spaces. The kitchen is positioned to the front of the home and offers a practical layout with fitted units, work surfaces and space for everyday dining, creating a functional environment for busy lifestyles.

To the rear, a spacious lounge and dining area serves as the heart of the home. Filled with natural light, this inviting space offers ample room for both relaxation and entertaining, with French doors opening into the orangery. Providing a versatile additional reception area, the orangery enjoys pleasant views across the garden and creates a seamless connection between the indoor and outdoor spaces, making it an ideal setting for dining, relaxing or entertaining throughout the year.



M&B



5 Thistle Close

Norwich

Upstairs, the landing leads to two well-proportioned bedrooms and the family bathroom. The principal bedroom benefits from fitted wardrobes, providing useful built-in storage, while the second bedroom offers flexibility as a guest room, nursery or home office. The bathroom is fitted with a modern suite, serving the first-floor accommodation with ease.

Outside, the south-west facing rear garden has been designed for low-maintenance enjoyment, offering a private setting for outdoor dining, entertaining or simply relaxing in the sunshine. The corner plot position enhances the feeling of space and provides exciting potential for future extension or development, subject to the necessary permissions.

To the front, the property continues to impress with extensive parking arrangements, including a driveway and additional hardstanding areas.

Agent's Note

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



M&B

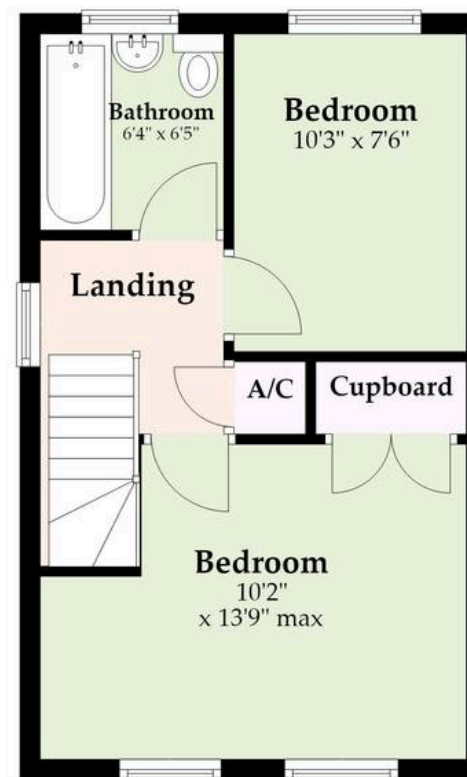
Ground Floor

Approx. 421.8 sq. feet



First Floor

Approx. 348.3 sq. feet



Total area: approx. 770.1 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 *Nagilla*
Aftersales Team Leader



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



How can we support

- ✓ Residential Mortgages
- ✓ Protection & Insurance
- ✓ Buy-to-let (personal and limited company)



Matt Waters
Director and
Principal



Victoria Payne
Mortgage and
Protection Advisor

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

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