



1 Kinsale Avenue, Norwich

Minors & Brady



1 Kinsale Avenue

Norwich

No Onward Chain! Stylish modern living, a beautifully reimagined interior and a generous plot combine to create a truly impressive family home in one of Hellesdon's most desirable locations. Having undergone a thoughtful renovation throughout, this four-bedroom semi-detached bungalow offers the perfect balance of contemporary design and practical everyday living. At the heart of the property lies a stunning open-plan kitchen, dining and family space extending to approximately 25ft, designed for entertaining, relaxing and bringing family and friends together. Flooded with natural light and seamlessly connected to the garden, this exceptional room creates an immediate sense of space and quality. Complemented by ample parking, a sizeable private garden and a versatile home studio, this is a property that effortlessly caters to modern lifestyles.

- No onward chain – move straight in and enjoy
- Stunning 25ft open-plan kitchen, dining and family room designed as the heart of the home
- Beautifully renovated throughout with stylish contemporary finishes and a turnkey presentation
- Feature kitchen with central island, integrated appliances and excellent storage
- Roof lantern and bi-fold doors creating a bright, light-filled living environment
- Four versatile bedrooms ideal for families, home working or guest accommodation
- Luxurious four-piece family bathroom with walk-in shower and modern fittings
- Underfloor heating to the rear extension for added comfort and everyday luxury

M&B





1 Kinsale Avenue

Norwich

The Location

Kinsale Avenue enjoys a highly convenient position within the popular suburb of Hellesdon, offering an excellent balance of everyday amenities, strong transport connections and a welcoming community atmosphere.

Situated just off Middletons Lane, the location provides quick and easy access into Norwich city centre, which can be reached in approximately 5 to 10 minutes by car, while regular bus services nearby make travelling around the city straightforward and convenient.

Families are particularly well-catered for, with Hellesdon High School and local junior schooling within comfortable walking distance, making the area a practical choice for those with children of all ages. A range of parks, recreational facilities and the local library further enhance the family-friendly appeal of the neighbourhood.

Day-to-day essentials are all close at hand, with a Co-op convenience store, local shops and popular independent businesses including Seasons Bakery and Cards N Things serving the immediate area. Larger shopping needs are equally well catered for, with Asda close by, providing convenient access to groceries, household essentials and everyday services.

For those seeking leisure and fitness facilities, the nearby David Lloyd Club is a significant local attraction, benefiting from substantial recent investment and renovation works which have further enhanced its impressive range of gym, fitness, swimming and wellness facilities. The area is also ideally placed for those with active lifestyles, with Court de Padel and a variety of Pilates studios within easy reach, offering excellent options for sport, wellbeing and socialising.





1 Kinsale Avenue

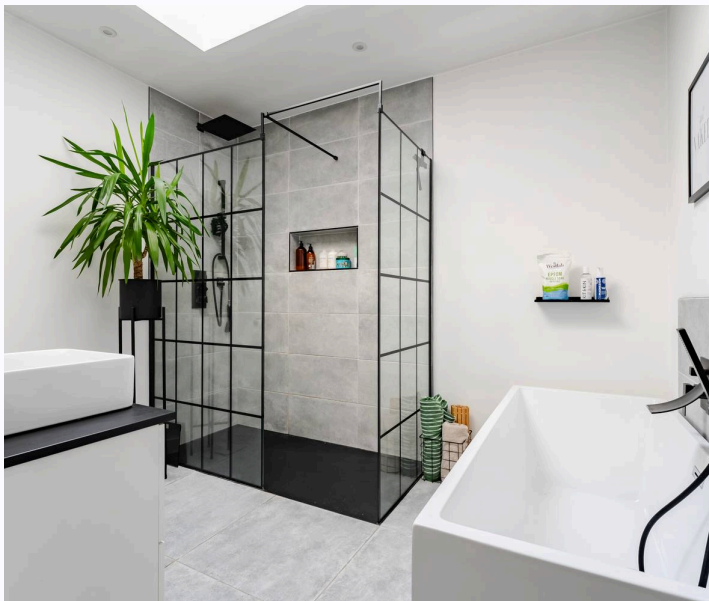
Norwich

Kinsale Avenue, Hellesdon

Set back from the road and occupying a generous plot, this beautifully presented semi-detached bungalow has been comprehensively enhanced to create a stylish and highly functional home. Every aspect of the property has been carefully considered, resulting in accommodation that feels both contemporary and welcoming from the moment you arrive.

The standout feature is undoubtedly the spectacular open-plan family room positioned to the rear of the property. Designed with modern living firmly in mind, this expansive space effortlessly combines cooking, dining and relaxing into one impressive environment. The contemporary kitchen is beautifully appointed with sleek cabinetry, integrated appliances and a central island that naturally forms the hub of the home. Whether preparing family meals, entertaining guests or enjoying a morning coffee, the layout encourages sociable living at every opportunity.

Flowing seamlessly from the kitchen, the dining area offers plenty of room for larger gatherings and special occasions, while the generous seating area creates a comfortable retreat overlooking the garden. A striking roof lantern draws daylight deep into the space, enhancing the sense of openness throughout, whilst underfloor heating provides a touch of luxury underfoot. Bi-fold doors blur the lines between inside and out, opening the room directly onto the patio and making summer entertaining particularly enjoyable.



M&B



1 Kinsale Avenue

Norwich

The remainder of the accommodation continues to impress, with four well-proportioned bedrooms offering flexibility for families, guests, home working or hobbies. A contemporary four-piece family bathroom has been finished to an excellent standard, featuring a spacious walk-in shower and modern fittings, whilst a separate utility room adds valuable practicality and helps keep the main living areas clutter-free.

Outside, the property enjoys a larger-than-average garden that provides an excellent extension of the living space. Predominantly laid to lawn and enclosed for privacy, the garden offers ample space for children to play, pets to roam and keen gardeners to make their mark. A substantial patio area immediately adjoining the bungalow creates the perfect setting for outdoor dining, barbecues and entertaining throughout the warmer months.

Positioned at the far end of the garden, the detached studio provides a highly versatile addition to the property. Complete with power and lighting, it offers the potential for a home office, gym, hobby room or creative workspace, allowing the next owner to tailor the space to suit their individual needs.

To the front, a private driveway provides extensive off-road parking, completing a superb family home that combines generous outside space with exceptional modern interiors.

Agent's Note

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

No Onward Chain!

M&B

Ground Floor

Approx. 1450.9 sq. feet



Total area: approx. 1450.9 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 *Abi*
Branch Partner



Meet *Daryl*
Listings Manager



Meet *Adelaide*
Senior Property Consultant

Minors & Brady

Your home, our market



homes@minorsandbrady.co.uk



01603 783088



6 Church Road, Hoveton, NR12 8UG

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