

15 Tanager Close, Norwich

Minors & Brady

15 Tanager Close

Norwich

A fantastic opportunity for first-time buyers and families alike, this chain free home combines practical accommodation, generous living space, and an enviable position within a sought-after location. Offering three bedrooms, a spacious lounge/dining room, and a well-appointed kitchen, the property provides a comfortable and versatile layout, complemented by the added benefits of a garage, off-road parking, and an enclosed south-facing garden.

- Being offered chain free
- Three-bedroom, two-storey home, providing flexibility for a range of household needs
- Generous kitchen featuring a practical layout with fitted units and designated space for appliances
- Spacious open-plan lounge/dining room, providing ample room for both living and dining furniture
- Two well-proportioned bedrooms feature built-in wardrobes, making excellent use of the available space
- Third bedroom offering scope for use as a nursery, dressing room, or dedicated study
- Ground-floor shower room with WC is complemented by a separate first-floor WC and an additional family bathroom
- Enclosed south facing garden benefits from a favourable orientation, offering an outdoor space to enjoy during sunnier months
- Substantial garage providing secure storage or parking, alongside additional off road parking
- Conveniently located in the sought-after area close to nearby amenities

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The Location

Situated within the popular residential area of Catton Grove, to the north of Norwich, Tanager Close enjoys a convenient setting with a good range of everyday amenities close at hand. Local shops, supermarkets, cafés, and takeaways can be found nearby, while the area is also well served by a choice of schools, including Catton Grove Primary School, St Clements Hill Primary Academy, and Sewell Park Academy. For outdoor recreation, Waterloo Park is within easy reach, offering attractive green space, walking routes, and recreational facilities.

The location also benefits from regular public transport links, with nearby bus stops providing convenient access to Norwich city centre and its wider amenities. The city itself offers an excellent selection of shopping facilities, independent retailers, restaurants, cafés, and leisure attractions, alongside the historic Norwich Market, Castle, and Cathedral. Norwich railway station is approximately two miles away, while convenient access to the city's road network makes this a practical base for commuters and those looking to explore the surrounding Norfolk countryside.

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Upon entering, the entrance hall provides access to the ground-floor accommodation, including a convenient shower room with WC. The kitchen is thoughtfully arranged, offering a range of fitted units and worktop space, while the generous lounge/dining room provides an excellent setting for both relaxing and entertaining. Its well-proportioned layout allows plenty of flexibility for separate seating and dining areas, making it a particularly appealing space for everyday living.

Upstairs, the landing leads to three bedrooms, two of which are particularly spacious and benefit from built-in wardrobes, providing useful integrated storage. The third bedroom offers further flexibility and could serve as a child's bedroom, nursery, or home office, depending on individual requirements. Completing the first floor is a family bathroom, alongside a separate WC, adding further practicality to the accommodation.

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Outside, the property enjoys an enclosed south-facing garden, offering a pleasant space to relax, entertain, or enjoy the sunshine throughout the day. The property also benefits from off-road parking and a garage, providing valuable additional storage and secure parking options.

Agent's Note

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

This property has gas central heating.

Council Tax Band: C

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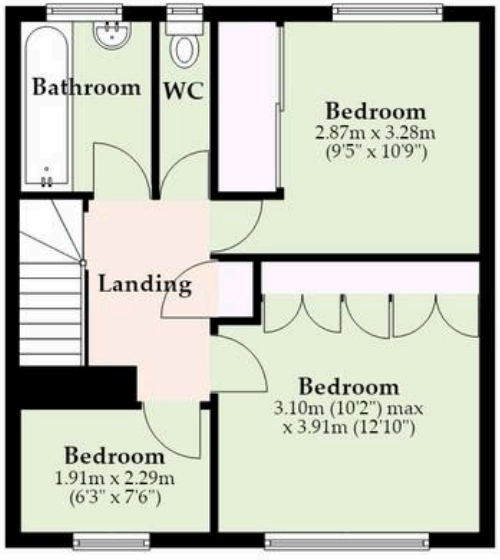
Ground Floor

Approx. 46.1 sq. metres (496.1 sq. feet)
(excluding Garage)



First Floor

Approx. 38.6 sq. metres (415.1 sq. feet)
(excluding Staircase)



Total area: approx. 84.7 sq. metres (911.2 sq. feet)

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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Dreaming of this home?
Let's make it a *reality.*



Meet *Liam*
Branch Manager



Meet *Connie*
Senior Property Consultant



Meet *Tristan*
Senior Property Lister

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Your home, our market

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