



40 Maidens Close, Norwich

Offers in Region of £375,000

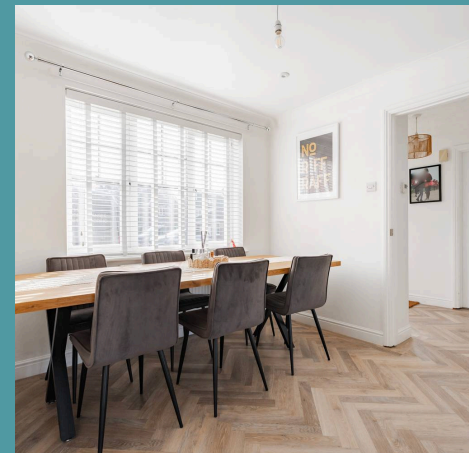
40 Maidens Close

Norwich

Down a quiet cul-de-sac in the welcoming area of Thorpe St Andrew, lies this remarkable detached residence that presents itself as a beautiful family home. Offering a spacious and flexible design, with a converted garage to create an additional room, the layout can be adapted to your own lifestyle preferences. Showcasing an open-plan kitchen/dining room, an inviting sitting room, four bedrooms, a private en-suite, a family bathroom and a WC. Externally, you will find a large enclosed garden, a garage for storage and a driveway for off-road parking. Don't miss the opportunity to make this house your home.

Location

Thorpe St. Andrew is a suburb located just to the east of Norwich city centre, offering a peaceful, residential setting with convenient access to nearby amenities. The area is home to several well-regarded schools, including Thorpe St. Andrew School and Sixth Form, providing excellent educational opportunities for local families. For shopping, residents can easily access a range of options, including the nearby Sainsbury's and the shopping facilities at the Riverside Retail Park. The area is also well-served by public transport, with regular bus services connecting Thorpe St. Andrew to the city centre and surrounding towns and villages. The proximity to the city centre means that commuters can reach the heart of Norwich in just a short drive or bus ride, making it a popular choice for those looking to enjoy a quieter lifestyle without sacrificing convenience.



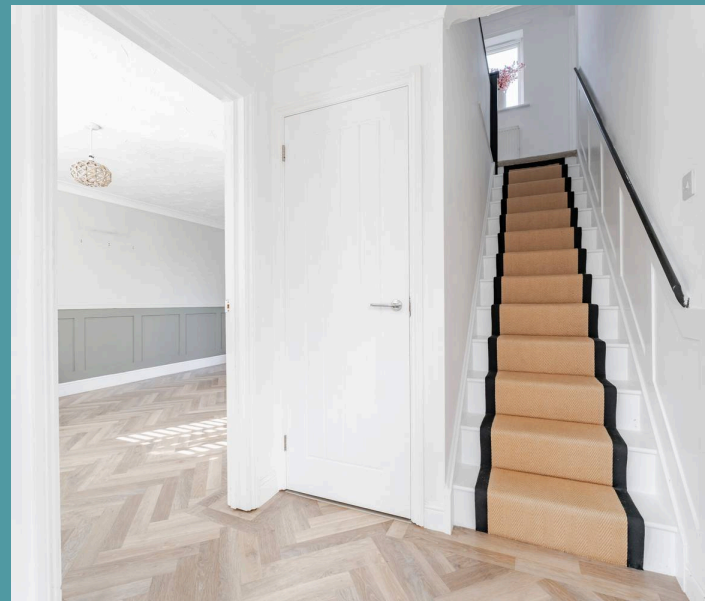


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Welcome inside this beautiful family home, where you are greeted by a bright and airy entrance hall. The spacious and flexible accommodation is designed to adapt to your own preferences and style, with modern upgrades throughout include striking Herringbone style flooring, plush carpets, fitted blinds, and contemporary bathroom suites, ensuring a touch of luxury at every turn.

The heart of the home lies in the open-plan kitchen/dining room, where high-quality fixtures and fittings await to enhance your cooking experience. Equipped with sleek wall and base units, integrated appliances and a sink and drainer unit. This inviting space is perfect for hosting intimate gatherings or family meals, with ample room for everyone to gather and enjoy. Completed with a functional utility room, for your additional storage and laundry essentials. The spacious sitting room invites relaxation and entertainment, complemented by sliding doors at the rear that draws in an abundance of natural light, as well as creating a seamless flow to the garden.





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With four bedrooms to choose from, including a ground floor garage conversion, there is ample space for a home office, dressing room, or playroom, catering to all your lifestyle needs. As well as a family bathroom, a private en-suite, and a convenient ground floor WC, ensuring every resident is accommodated in comfort and style. Outside, a large enclosed garden awaits, well-maintained to create a space for your garden activities and enjoyment. Whether that is relaxing on your outdoor furniture that is placed on the patio area, hosting summer bbqs with family and friends, or gardening. The garage provides additional storage options, while the driveway offers off-road parking for multiple vehicles, ensuring convenience for residents and guests.

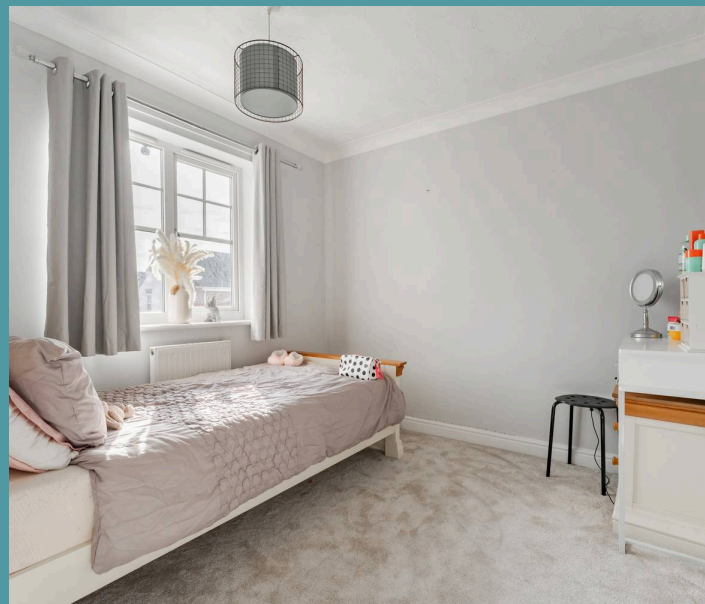
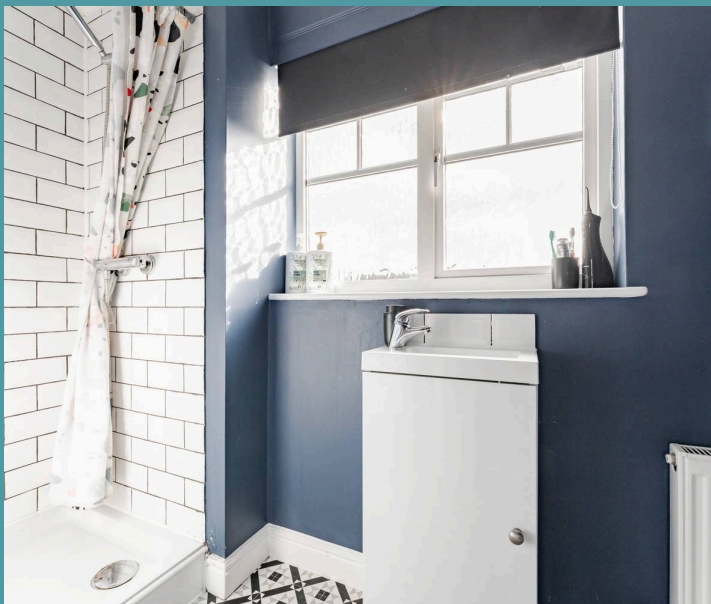
Agents Notes

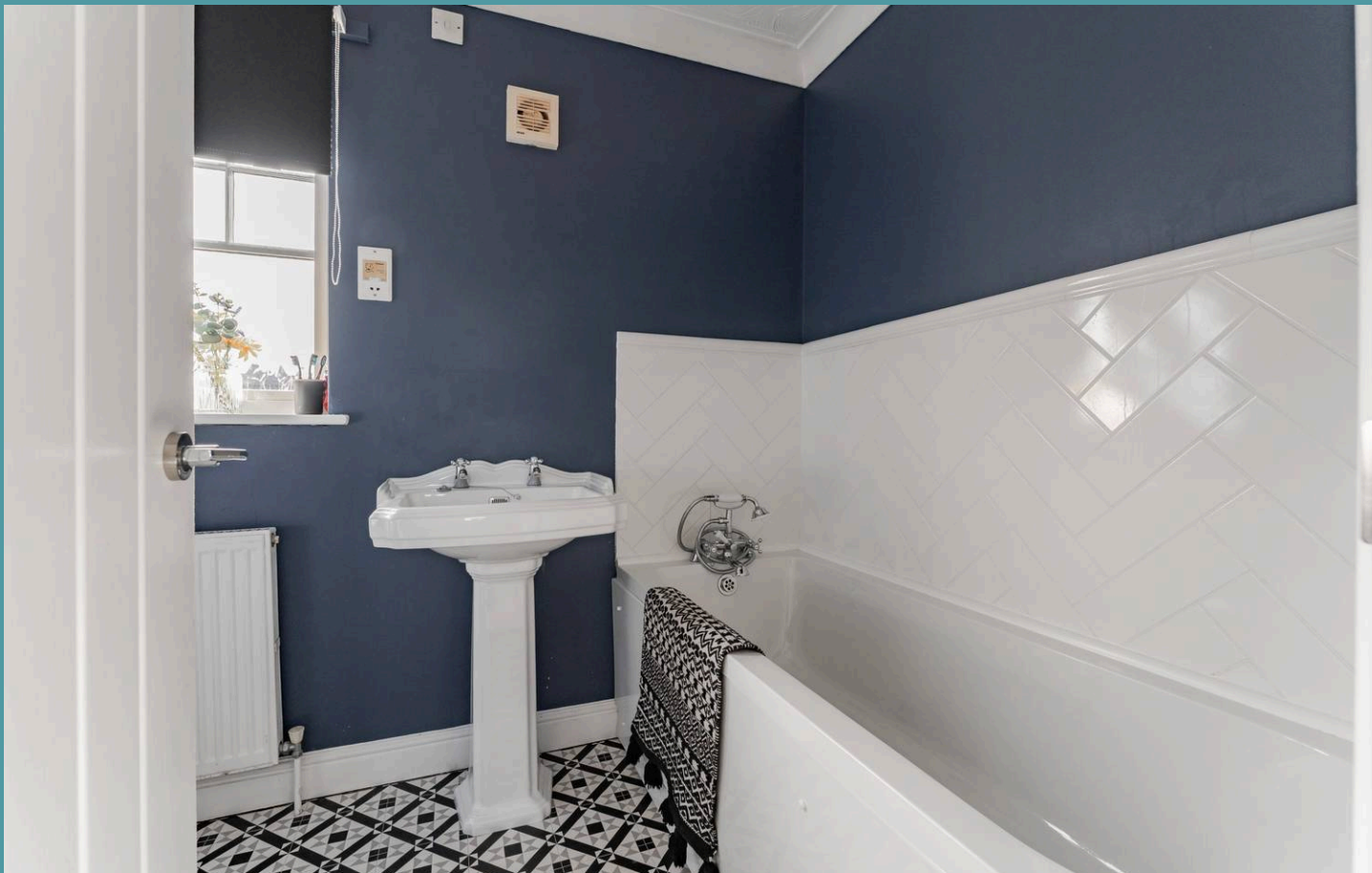
We understand that this property is freehold.

Connected to mains water, electricity, gas and drainage.

Heating system - Gas.

Council Tax Band: E

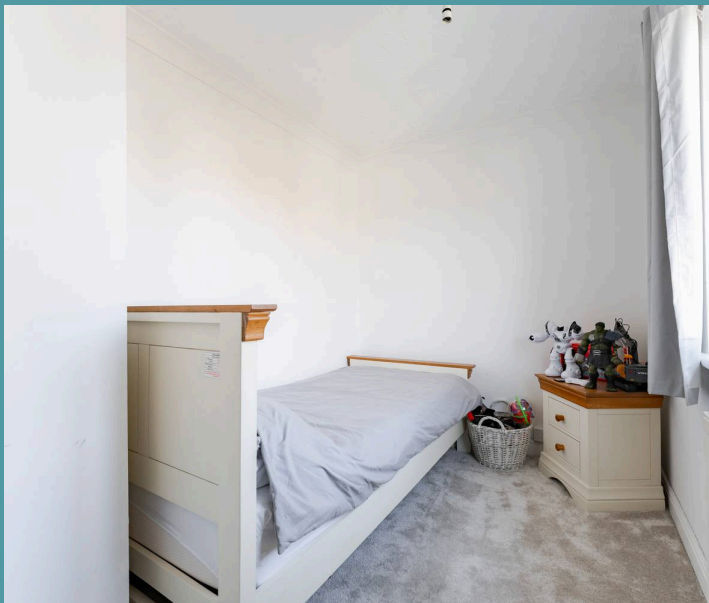




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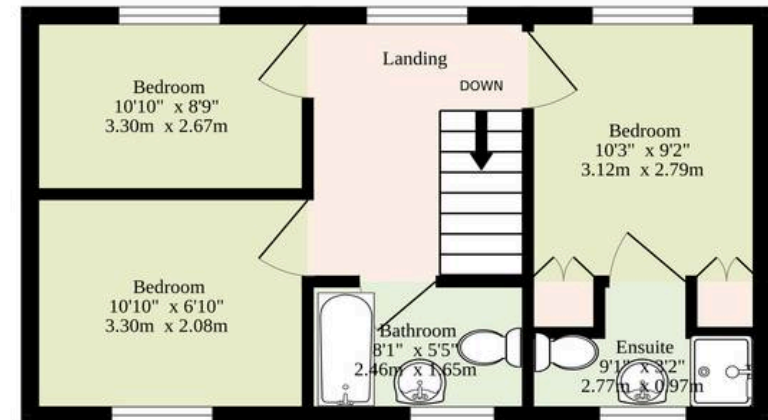
- Detached residence situated down a quiet cul-de-sac in Thorpe St Andrew
- Beautiful family home with spacious and flexible accommodation that can adapt to your own preferences and style
- Modern upgrades including Herringbone style flooring, plush carpets, fitted blinds and contemporary bathroom suites
- Open-plan kitchen/dining room equipped with high-quality fixtures and fittings to enhance your cooking experience
- Light-filled sitting room inviting relaxation and entertaining
- Four bedrooms, one of which is a ground floor garage conversion, with the versatility for a home office, dressing room or playroom
- A family bathroom, a private en-suite and a ground floor WC, accommodating all residents in the household
- Large garden that is well-maintained, complemented by a garage for storage options
- Driveway providing off-road parking for multiple vehicles
- Close to local shops, schools for all ages, transport and healthcare facilities, with easy access to the city centre



Ground Floor
569 sq.ft. (52.9 sq.m.) approx.



1st Floor
378 sq.ft. (35.1 sq.m.) approx.



TOTAL FLOOR AREA : 947 sq.ft. (88.0 sq.m.) approx.

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.
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