



## 25 Layer Close, Norwich - NR5 9NS

£500,000 - £525,000 Freehold

Welcome to this immaculately presented, chain-free four-bedroom detached family home, offering approximately 2,455 sq ft of stylish and spacious accommodation. Perfectly positioned in a well-established and friendly residential neighbourhood, the property benefits from convenient access and is just a few minutes' drive from the University of East Anglia, Norfolk and Norwich University Hospital, as well as excellent local amenities. Impeccably maintained and ready for immediate occupation, this home boasts a versatile layout including two to three reception rooms, a separate dining room, a study, a large kitchen/family room, four double bedrooms all with built-in wardrobes, a double garage, ample driveway parking for up to five vehicles, and a beautifully maintained private south-facing rear garden — making it an ideal choice for growing families or anyone seeking a comfortable and practical living space.

## Location

Situated in the popular Chapel Break area of Norwich, Layer Close offers a well-established residential setting with a strong sense of community. The property provides excellent access to a wide range of local amenities, including supermarkets, schools, parks, and healthcare facilities, and is ideally positioned just a short drive from the University of East Anglia and the Norfolk and Norwich University Hospital. Chapel Break is also close to Bowthorpe's shopping centre, leisure amenities, and a variety of nearby green spaces. The area is well served by excellent bus routes, offering convenient links to Norwich city centre and surrounding areas, as well as easy access to the A47 for wider travel. Combining convenience, community, and practicality, Chapel Break is a sought-after location for families, professionals, and commuters.



## Agents notes

We understand that the property will be sold freehold, connected to all mains services.

Heating system- Gas Central Heating

Council Tax Band- E



## Layer Close, Norwich

Step inside through the welcoming entrance hall, where you'll find a generously sized under-stairs coat and shoe cupboard, offering excellent storage. From here, move into the bright and spacious double-aspect lounge, which features a charming red brick fireplace with a wood-burning stove — a perfect focal point for cosy evenings.

From the lounge, continue into the bright and airy dining room, complete with fitted carpet and elegant French doors that open onto the rear garden and into the expansive kitchen/family room. This versatile space is superbly equipped with a generous range of Shaker-style wall and base units, stylish worktops with under-cabinet lighting, a 1.5 inset sink with waste disposal, a built-in electric fan double oven, a five-ring gas hob, an integrated fridge/freezer, and space for a dishwasher. The family area benefits from fitted carpet, while the kitchen area is laid with practical vinyl flooring. Ample space makes this a true heart of the home for both cooking and entertaining.

The adjoining utility room offers a further range of storage units with worktops, space for a washing machine and tumble dryer, and a door leading to the rear garden. Off the utility, you'll find a private study with a Velux window, ideal for home working, as well as a conveniently located downstairs WC with tiled flooring and a Velux window. A door from here provides internal access to the double garage.

Make your way upstairs, where a large, shelved airing cupboard is located on the landing. The first floor boasts four generously sized double bedrooms, each featuring built-in wardrobes for excellent storage. The master bedroom enjoys its own en-suite, complete with a Velux window, shower cubicle, vanity sink, WC, heated towel rail, and fully tiled walls and floor.

The family bathroom offers a practical and stylish layout, comprising a bath, a separate shower cubicle with an electric shower, WC, wash basin, heated towel rail, vinyl flooring, and partially tiled walls. The property benefits from double glazing throughout.

Outside, the rear of the home features a private and secluded south-facing garden with both patio and lawn areas — perfect for relaxing or entertaining. The garden is fully enclosed, beautifully maintained with well-kept lawns and mature borders, and benefits from outside taps, power points, and a side access gate. A large shed, complete with power and water supply, provides excellent storage or workspace potential, while a greenhouse offers a great opportunity for keen gardeners. This peaceful outdoor space offers an ideal setting for summer gatherings, gardening enthusiasts, or simply unwinding in a sunny, sheltered spot.

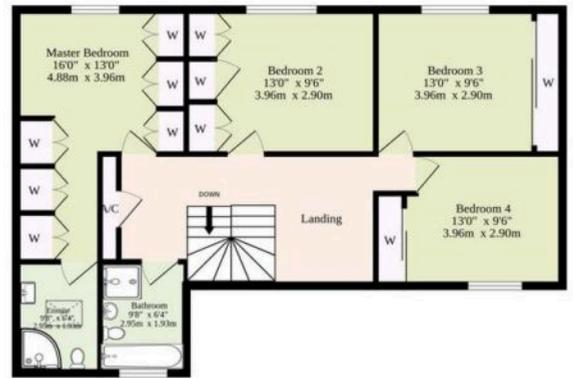
To the front, a smart brick weave driveway provides ample off-road parking for up to five vehicles and leads to the double garage, offering excellent storage and additional parking options.



**Ground Floor**  
1487 sq.ft. (138.1 sq.m.) approx.



**1st Floor**  
968 sq.ft. (89.9 sq.m.) approx.



Sqft Includes Garage

**TOTAL FLOOR AREA : 2455 sq.ft. (228.1 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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