



50 Langley Walk, Norwich

Norwich



Minors & Brady

50 Langley Walk

Norwich, Norwich

Investors only. Positioned just beyond Norwich's coveted Golden Triangle, this beautifully presented three-bedroom home offers a refined yet comfortable living environment with thoughtful design throughout and a rental yield of around 6,26% for investors. Natural light enhances the spacious interiors, creating a sense of calm that complements the home's practical layout. The shaker-style kitchen with solid oak worktops flows into the open-plan lounge and dining area, while a ground-floor shower room adds everyday convenience. Upstairs, two generous double bedrooms include built-in wardrobes, and the third bedroom also offers built-in storage, making it ideal as a nursery, guest room, or home office. Outside, the low-maintenance garden features a paved seating area and ample space for outdoor enjoyment, with on-street parking permits available through the local council. Currently let to reliable tenants, it presents an appealing opportunity for both investors and future homeowners seeking a peaceful setting within easy reach of the city.

Location

Langley Walk enjoys a superb position within Norwich's sought-after NR2 area, known for its tree-lined streets and easy access to both the city centre and Earlham Road. The location offers a strong sense of community with a variety of independent cafés, shops, and local amenities close by, along with well-regarded schools and convenient public transport links. The University of East Anglia and the Norfolk and Norwich University Hospital are within easy reach, while the nearby Eaton Park and Wensum Park provide green open spaces for leisure and recreation. Residents benefit from excellent road connections to the A47 and A11, making travel across the county straightforward. Norwich Train Station is also just a short drive away, offering direct links to London Liverpool Street. With its mix of culture, convenience, and charm, Langley Walk presents an appealing setting for both professionals and families alike.

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50 Langley Walk

Norwich, Norwich

Langley Walk, Norwich

Set just beyond Norwich's sought-after Golden Triangle, this beautifully presented three-bedroom home offers an elegant balance of style, comfort, and practicality, with thoughtfully designed interiors and a private garden that perfectly suits modern family living.

A covered storm porch with built-in storage opens into a bright entrance hall finished with wood-effect flooring and soft neutral tones. The timber staircase adds warmth and character, giving the first impression of a home that feels both welcoming and refined.

The kitchen combines function and charm, fitted with crisp white shaker-style cabinetry, solid oak worktops, and a dark tiled backsplash that creates contrast and depth. Matching wood-effect flooring ties the space together, while a stainless-steel sink sits beneath a large rear window framing views of the garden. There is plumbing for both a washing machine and dishwasher, as well as generous worktop space for cooking and preparation. The layout comfortably accommodates a breakfast table, making it a natural gathering spot for everyday family meals.

At the rear, the open-plan lounge and dining area form the heart of the home. A wide window and French doors allow sunlight to pour in, leading directly out to the garden and giving the entire space a bright, easy flow. Finished in neutral tones and matching flooring, this versatile room offers a relaxed setting for both entertaining and quiet evenings in.

The ground floor also includes a smartly finished shower room with a white suite, tiled walls, and a glass-enclosed shower.

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Upstairs, the landing provides a useful storage cupboard and leads to three well-sized bedrooms. Two generous doubles feature built-in wardrobes and polished wooden floorboards, while the third room serves well as a child's bedroom, guest room, or home office. The family bathroom continues the calm aesthetic, fitted with a white three-piece suite, vanity basin, and tiled surrounds. Outside, the rear garden is generous yet low-maintenance, enclosed by fencing and brick walls for privacy. A central path runs between neatly kept lawns and mature shrubs, with a paved patio seating area providing space for outdoor dining and relaxation. There is additional outdoor storage, and on-street parking is easily accessible with two local council permits available to residents.

Additionally, the property benefits from recent energy-efficient upgrades, including new insulation throughout to enhance comfort and reduce energy bills, along with modern double glazing for improved warmth and soundproofing.

For those looking for an investment opportunity, the property is currently let at £1200 pcm which provides a yield of around 6,26%. For further information, please contact our sales or lettings team.

Agents notes

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

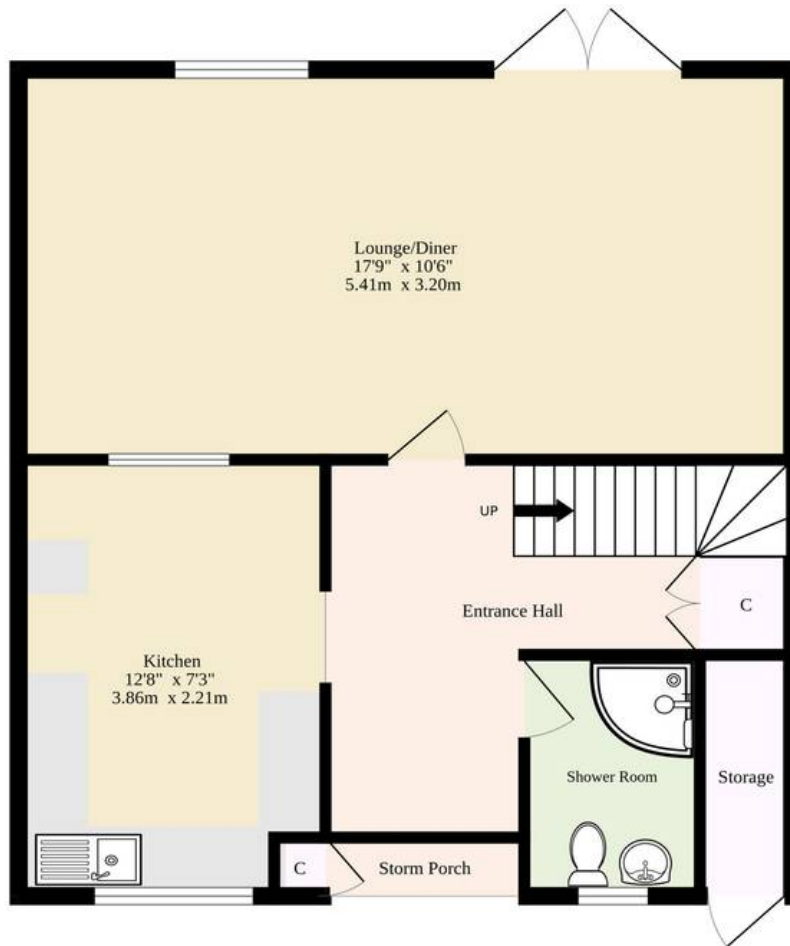
Heating system- Gas Central Heating

Council Tax Band- B

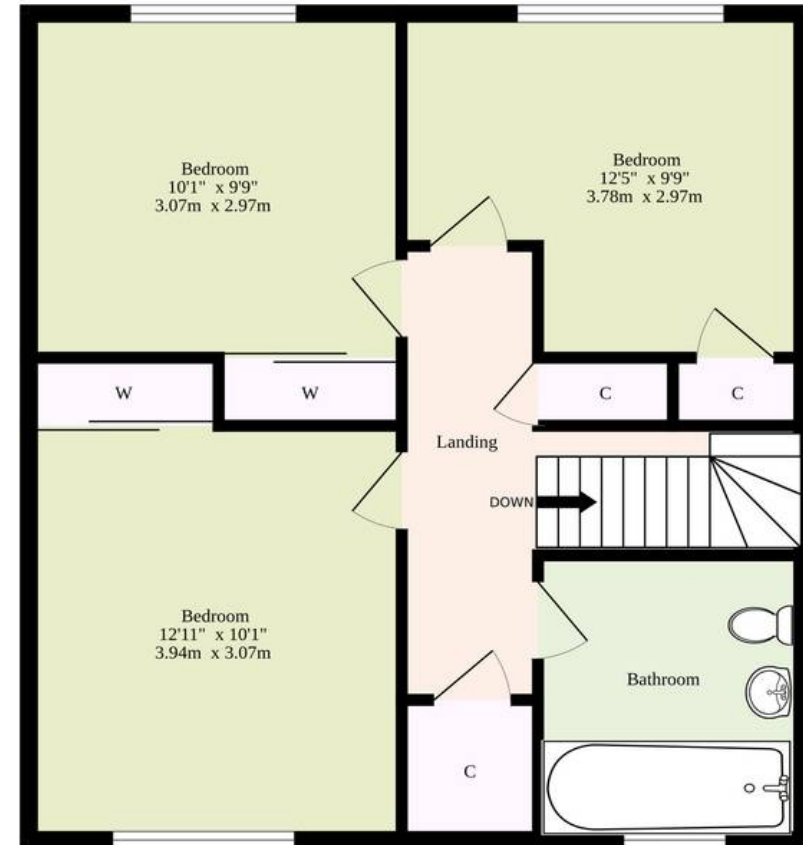


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Ground Floor
282 sq.ft. (26.2 sq.m.) approx.



1st Floor
253 sq.ft. (23.5 sq.m.) approx.



Sqft Excludes Hallway, Landing, Storage, Bathroom And Shower Room

TOTAL FLOOR AREA : 535 sq.ft. (49.7 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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