



7 Birkdale
Norwich, NR4 6AF

BROWN & CO



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A superb, detached four-bedroom chalet bungalow positioned in an outstanding cul-de-sac location off the Newmarket Road

£695,000



DESCRIPTION

No. 7 Birkdale is an outstanding detached chalet bungalow offered to market in superb order and positioned in one of the most sought-after suburbs to the south of Norwich, off the Newmarket Road. The property has been lovingly cared for, with exacting works carried out to the gardens having been professionally landscaped enjoying many points of interest. The whole makes for a fine home and importantly, is ready for immediate occupation.

The accommodation is well arranged with the property being approached at the front into a spacious hall that leads round the staircase and enjoys access to the principal rooms which include the kitchen, sitting room, shower room and ground floor bedroom. The kitchen benefits from an array of integrated appliances and breakfast bar as well as plenty of storage throughout whilst enjoying access into the gardens. The kitchen leads on into a wonderful garden room providing an open plan feel and enjoys a striking roof lantern and triple aspect windows and French doors lead out to the manicured gardens.

On the first floor there are three bedrooms and a family shower room positioned off the main landing. The principal bedroom and bedroom three both benefit from fitted wardrobes; all rooms are comfortable double bedrooms.

The gardens and grounds have been lovingly cared for by the current owner and comprise a brickweave driveway which leads up to the

double garage. The shingled front garden enjoys a low maintenance feel with a number of small topiary trees.

At the rear of the property the gardens are mainly lawned and benefit from a water feature together with a mixture of flower and shrub borders and two superb terraces. The first being of brickweave construction adjoining the house, the other is tucked away in the eastern corner enjoying the evening sun.

This is a lovely opportunity to live in a special place with a great deal of privacy.

Services – Mains water, mains drainage, mains gas central heating, mains electricity.

Local authority – Norwich City Council

LOCATION

No.7 Birkdale is located in this very pleasant, established residential district of Norwich, the capital of East Anglia, a vibrant university town, steeped in history with attractive developments from the Middle Ages through to the present day and an abundance of green spaces in and around the town. Norwich is one of the Top 10 shopping destinations in the UK and has a continental feel, with outdoor coffee shops, dining, and entertainment. The area is surrounded by attractive countryside, waterways, and coastline, popular with international tourists. There are three schools (good and outstanding), both state and private, within a 10-minute walk, together with good local shopping facilities in

Eaton Village, including the Waitrose Supermarket. The property is just 1.2 miles from the pedestrianised city centre and also convenient for the Southern Bypass and the University of East Anglia. The region has very good national and international travel links, with three easy to reach airports and two seaports.

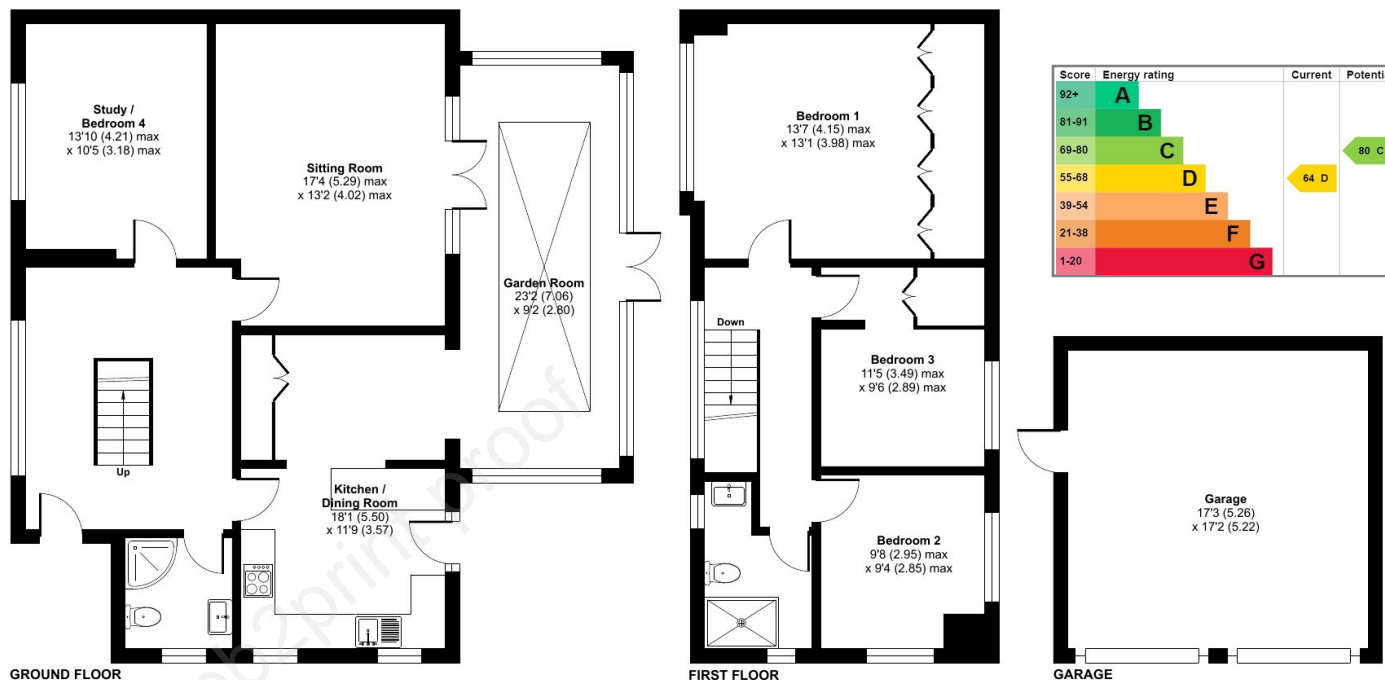
DIRECTIONS

From the city centre proceed to St Stephens Road, passing through the traffic lights into the Newmarket Road. Cross over the outer ring road traffic island and pass Eaton Road, Claremont Road, Camberley Road and Branksome Road. Take the next left into Sunningdale and then an immediate right turn into Wentworth Green and then take the next left turn into Birkdale. The property is located towards the end of the drive.

AGENT'S NOTES:

- (1) The photographs shown in this brochure have been taken with a camera using a wide angle lens and therefore interested parties are advised to check the room measurements prior to arranging a viewing.
- (2) Intending buyers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed.

VIEWING Strictly by prior appointment through the selling agents' Norwich Office. Tel: 01603 629871



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © ncthemcom 2025. Produced for Brown & Co. REF: 1355081

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