



58 Grove Walk
Norwich, Norfolk, NR1 2QH

BROWN & CO



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A charming three bedroom 1930's semi-detached house in well maintained gardens. Offered to market in superb order and located in a highly sought-after location to the south of Norwich.

£650,000



DESCRIPTION

No.58 Grove Walk comprises a most attractive 1930's bay fronted semi-detached home pleasantly positioned to the South of Norwich, and within striking distance of excellent local schooling and amenities. The property, acquired in 2018 has been the subject of a major renovation programme with works carried out to all rooms, but particularly at the rear of the house with the creation of a superb extension where the open plan kitchen dining room lies and links beautifully into the snug/dining room. The house importantly retains the characterful features of this era of which include fine fireplaces, staircase and reinstated four panel doors.

The house is approached at the front into a spacious staircase hall that flows into the principal sitting room and kitchen breakfast room. The sitting room is a delightful space with original fireplace, striking bay window and built in cabinetry providing useful storage. The extended kitchen breakfast room acts as the focal point to the home enjoying a range of integrated appliances together with a central island incorporating a breakfast bar; this area of the home is particularly light and airy with dual aspect windows across the rear and side aspects and rooflight above allowing plenty of natural light to flow through this space. Off the kitchen lies the cloakroom and utility area with side access.

Across the other side of the kitchen an opening leads on into the snug/reception room with fireplace and access can be enjoyed here into the gardens.

To the first floor there are three double bedrooms and a family bathroom positioned off the main landing. The second bedroom enjoys fitted wardrobes, and all rooms enjoy pleasant views over the associated gardens. There is room to extend into the attic subject to the necessary planning consents being forthcoming.

No.58 Grove Walk is approached from the southeast into a shingled driveway with parking offered for a number of vehicles. A super feature of the gardens is the stepped terrace which leads down from the snug and side access, the terrace itself enjoys varying elevations with entertaining at the forefront of the design and leads down to the lawned garden.

The main gardens at the rear are predominantly lawned and enjoy flower and shrub borders and the views back towards the house with the mixture of traditional red brick and wall-hung plain tile cladding. In addition, a garden shed, positioned on the boundary will remain with the property. Power is supplied around the garden and to the shed.

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

Local authority – Norwich City Council.

LOCATION

Grove Walk is considered a highly sought-after residential area and well placed for the City Centre. There are schools for all ages nearby, including a Steiner school, and the property is around 1½ miles from the train station. There are also local shops in the area including a Waitrose within 3 miles and a Marks & Spencer within 1 mile.

DIRECTIONS

Leave Norwich from the inner ring road via Hall Road. Continue along Hall Road for approximately half a mile. Take a right turn onto Cecil Road and continue along Cecil Road. Turn right towards the end of Cecil Road into Grove Walk. The property will be seen on the left-hand side.



AGENT'S NOTES:

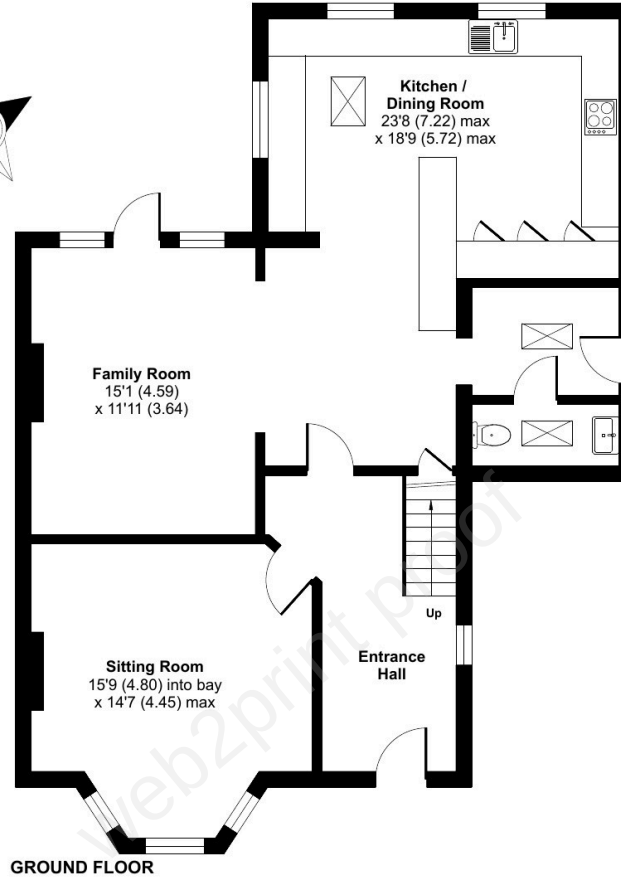
- (1) The vendor is a connected person to Brown & Co.
- (2) The photographs shown in this brochure have been taken with a camera using a wide angle lens and therefore interested parties are advised to check the room measurements prior to arranging a viewing.
- (3) Intending buyers will be asked to produce 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

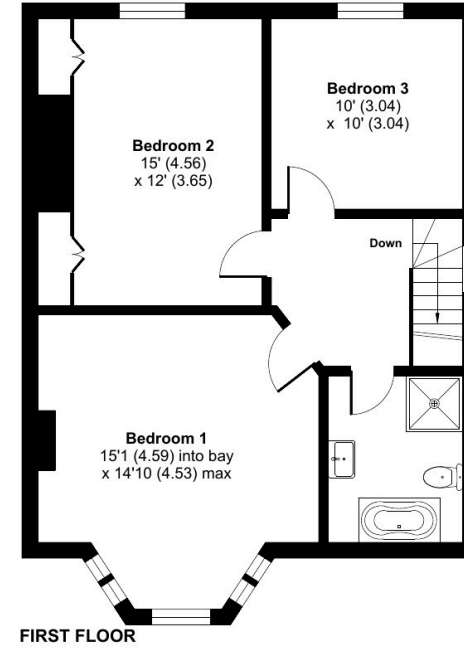




Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR



FIRST FLOOR

Grove Walk, Norwich, NR1

Approximate Area = 1596 sq ft / 148.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2025. Produced for Brown & Co. REF: 1365196

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