



5 Richmond Close, Honingham

Norwich



Minors & Brady

## 5 Richmond Close

Honingham, Norwich

With the garden gently falling towards a waterway and views stretching across to the River Tud, this home sits within grounds approaching an acre (stms), offering a calm and private setting that feels a world away. Beyond the landscape, the property itself rises to match, with generous proportions and a versatile layout that comfortably supports both family life and entertaining. Six bedrooms, multiple reception spaces and thoughtfully arranged interiors ensure the house makes full use of its setting, while mature trees and established boundaries frame the grounds, creating pockets of shade and seclusion alongside open, light-filled areas.



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Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D



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### Location

Honingham is a small and established village set to the west of Norwich, offering a quieter, more rural setting while remaining well connected for day to day life. Surrounded by open countryside, it appeals to those looking for space and a slower pace without feeling isolated.

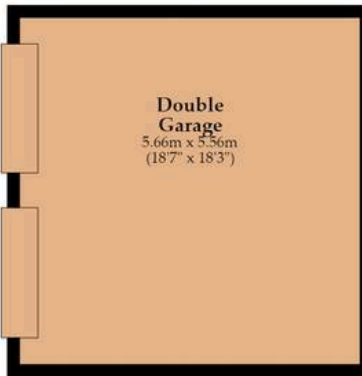
For education, the area is supported by a number of well regarded schools in the surrounding villages and nearby suburbs, with primary options close by and a broader selection of both public and private schooling available in and around Norwich. This makes it a practical choice for families seeking access to good local education.

Transport links are a key advantage. Honingham sits close to the A47, providing straightforward access into Norwich city centre, which is just a short drive away, along with connections further afield towards Dereham, King's Lynn and the A11 for routes to Cambridge. Norwich itself offers mainline rail services with links to London and other major cities.

Despite its rural feel, local amenities are within easy reach, with nearby villages and retail parks providing everyday shopping options while Norwich adds a full range of services



**Ground Floor (including garage)**  
 Approx. 150.5 sq. metres (1619.9 sq. feet)



**First Floor**  
 Approx. 111.8 sq. metres (1203.1 sq. feet)



Total area: approx. 262.3 sq. metres (2823.0 sq. feet)

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.  
 Plan produced using PlanUp.

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