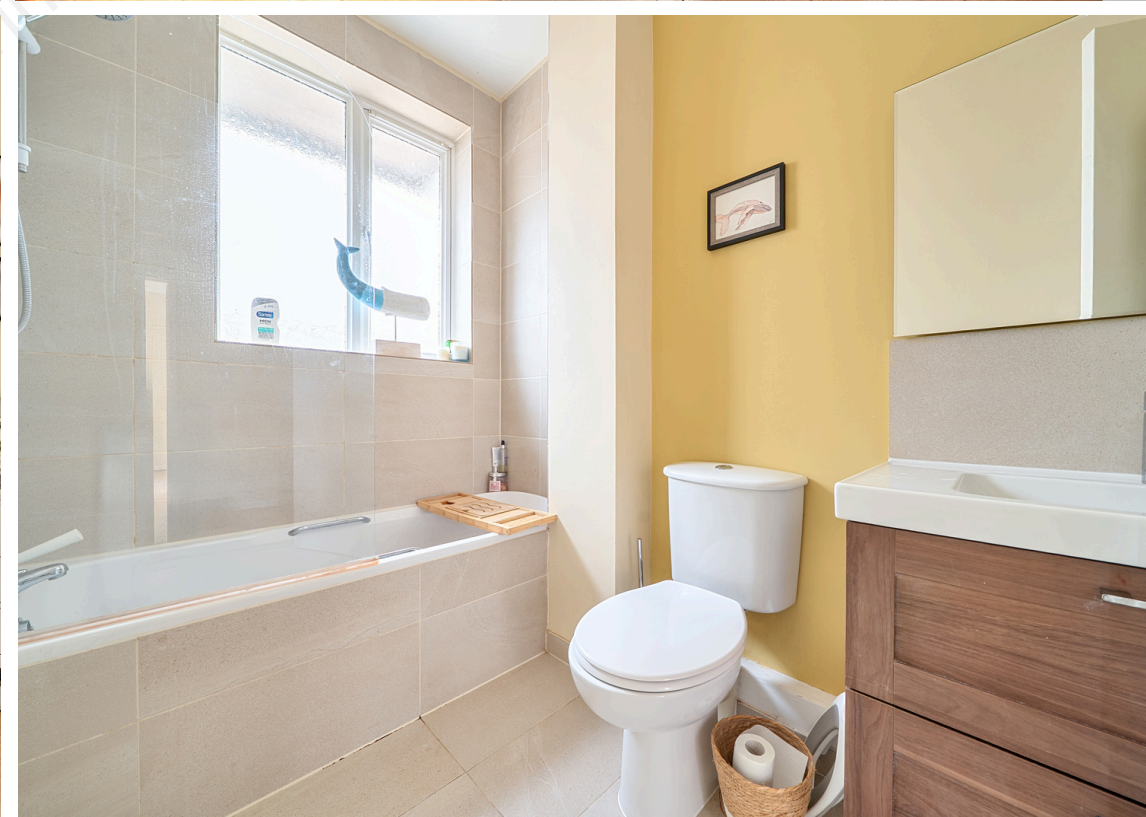




8 Grove Walk

Norwich, Norfolk, NR1 2QF

BROWN & CO



8 Grove Walk, Norwich, Norfolk, NR1 2QF

A superbly presented 1930's detached family home, in a desirable location so close to the centre of Norwich. 40ft car port and 24ft garage providing excellent storage.

£595,000 Freehold



DESCRIPTION

No. 8 Grove Walk is an attractive 1930s detached family residence occupying a generous plot on one of Norwich's most sought-after residential roads. Situated to the south of the city centre, the property enjoys excellent access to highly regarded schools, amenities and the Norfolk & Norwich University Hospital, whilst retaining an established and peaceful setting. The accommodation is well-arranged throughout and spans over 1,500 sq ft including the garage which acts as a particular feature of the whole.

The house has been thoughtfully maintained and provides well-balanced family accommodation with excellent scope for further enhancement, subject to the necessary consents.

The property is accessed at the front via a welcoming reception hall with staircase rising to the first floor and access to the principal reception rooms.

The dual-aspect sitting room is an elegant space, extending to over 20 feet in length and centred around a fireplace, with large windows drawing in excellent levels of natural light. To the rear, a versatile garden room enjoys direct access to the rear gardens.

The kitchen is positioned to the front of the property and is well appointed with an excellent range of fitted cabinetry, and space for a breakfast table. Adjoining the kitchen is a useful internal lobby providing access to the family bathroom, carport and rear gardens. Across the hall, the principal ground floor bedroom is a generous double room overlooking the rear garden and benefits from the convenience of the family bathroom. The layout suits a multi-generational living arrangement.

The first floor provides two further well-proportioned double bedrooms arranged around the central landing, together with the family bathroom.

Approached via a carriage driveway leading to a covered carport at the side, the property provides ample off-road parking via the drive itself or via the garage which is accessed through the carport. The garage and car port offer excellent storage or workshop space and presents further potential for conversion or to combine, subject to the necessary consents.

The rear gardens are a particular feature of the property, offering a high degree of privacy and enjoy a mature, established setting. Predominantly laid to lawn with well-stocked flower and shrub borders, the gardens provide a super place for family life.

The property is offered to market with no onward chain.

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



Local authority – Norwich City Council

Tenure - Freehold

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 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		





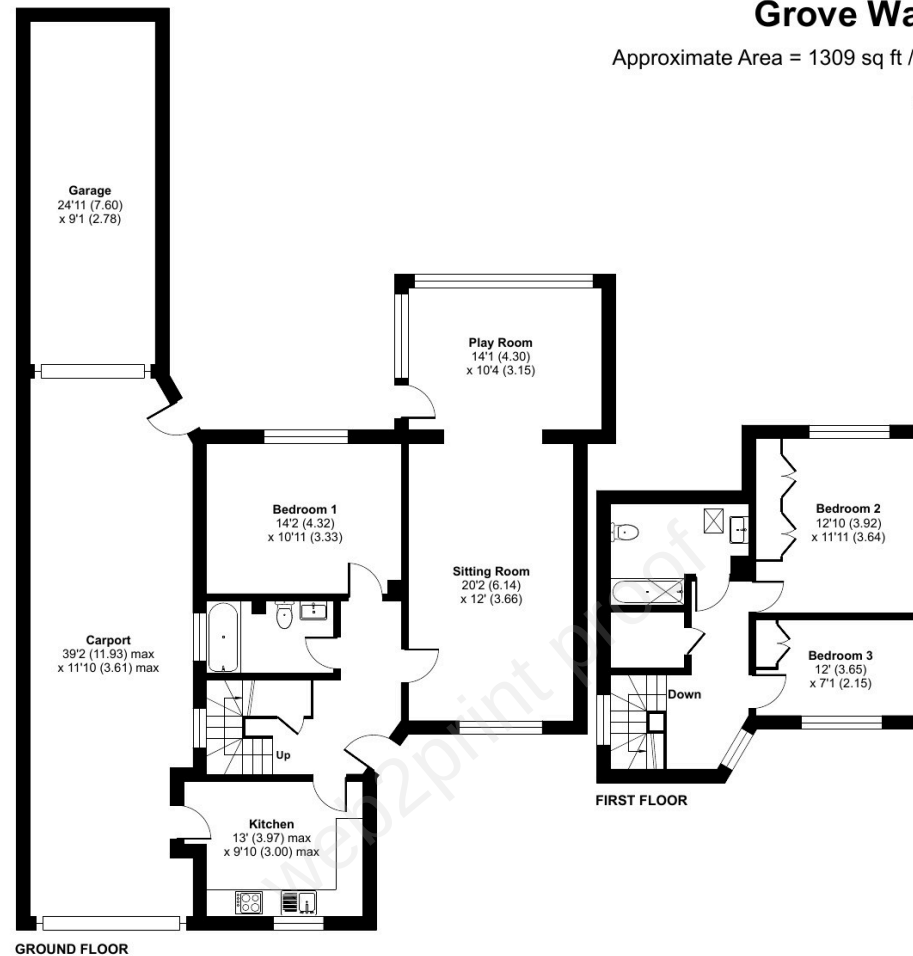
Grove Walk, Norwich, NR1

Approximate Area = 1309 sq ft / 121.6 sq m (excludes carport)

Garage = 227 sq ft / 21 sq m

Total = 1536 sq ft / 142.6 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). © n1checom 2026. Produced for Brown & Co. REF: 1497151

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