



Christopher Close, Norwich, NR1

A Two Bedroom & Chain Free First Floor Maisonette With Garden!

GUIDE PRICE £220,000 SHARE OF FREEHOLD 76 Years Remaining



BRITISH
PROPERTY
AWARDS

2025



GOLD WINNER

ESTATE AGENT
IN NORWICH
(NR10-16)

A STANDOUT MAISONETTE WITH SOMETHING EXTRA!

Offered with no onward chain, this exceptionally spacious first floor maisonette is tucked away within a quiet cul-de-sac in the sought after NR1 postcode and benefits from its own private garden, driveway, and garage!

Accessed via its own private ground floor entrance, the property offers a rare sense of independence more akin to a house than a conventional flat. The generously proportioned accommodation comprises a large entrance hall, a bright and spacious living room, two well sized double bedrooms, a fitted kitchen, a modern newly installed bathroom suite, separate WC and large storage cupboard that houses a newly 2025 fitted boiler. Combining generous living space with excellent outside amenities and convenient access to Norwich city centre, this fantastic home is ideal for first time buyers, downsizers, and investors alike!



“the property enjoys a generous private garden, creating an excellent outdoor space”

Overview

- First Floor Maisonette
- Two Double Bedrooms
- Large Private Rear Garden
- Garage & Driveway
- No Onward Chain & Move In Condition
- Newly Fitted Boiler In 2025
- Modern Bathroom Suite
- Situated Within A Quiet Cul-De-Sac Of Nr1
- Guide Price £220,000 - £230,000



Location

Christopher Close occupies a convenient and well connected position within the popular NR1 postcode, offering easy access to a range of local amenities and Norwich city centre. Just a short distance away, Grove Road provides a selection of everyday conveniences, including local shops, convenience stores, takeaways, and other essential services. The property is also well placed for access to larger supermarkets, schools, healthcare facilities, and leisure amenities. Norwich city centre is within easy reach, offering an extensive choice of shopping, dining, entertainment, and cultural attractions, while Norwich Railway Station provides direct rail links to London and other major destinations.



Outside

The property benefits from its own private driveway providing off road parking, as well as a garage offering additional parking or storage. To the rear, the property enjoys a generous private garden, creating an excellent outdoor space. The garden is predominantly laid to lawn and is bordered by mature hedging, providing a good degree of privacy and a well maintained, attractive setting.

GROUND FLOOR
735 sq.ft. (68.2 sq.m.) approx.



TOTAL FLOOR AREA : 735 sq.ft. (68.2 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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FULL EPC AVAILABLE UPON REQUEST

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX BAND: B

LOCAL AUTHORITY: NORWICH CITY COUNCIL

SERVICES CONNECTED: MAINS WATER, MAIN DRAINS, MAINS ELECTRICITY, GAS CENTRAL HEATING

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