



16 Bolton Road, Sprowston
£232,000

16 Bolton Road

Sprowston, Norwich

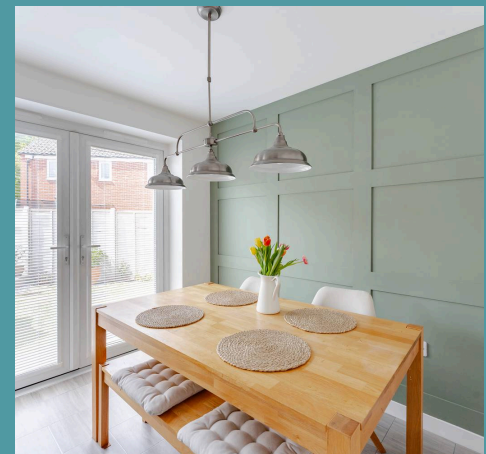
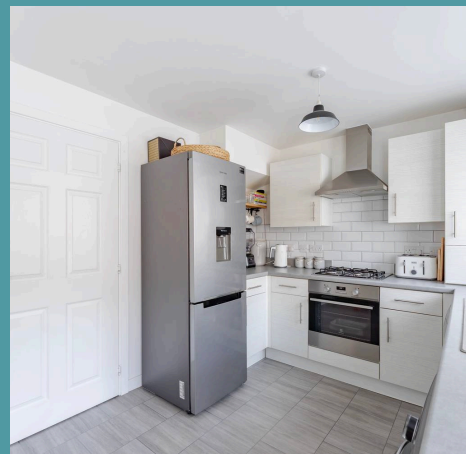
Positioned on Bolton Road in the sought-after Sprowston area, this end-terraced home is available at an incredible 80% discounted market value, making it a fantastic opportunity for first-time buyers. With two private parking spaces and bright, well-planned interiors, it offers a perfect blend of practicality and appeal. The ground floor features a spacious hallway, WC, and a generous front-facing sitting room. The stylish kitchen diner with U-shaped cabinetry and patio doors floods the space with natural light. Upstairs, you'll find three bedrooms, including a main bedroom with built-in storage, plus a three-piece bathroom. Outside, the sunny rear garden offers a patio, decking, lawn, and a low-maintenance shingled area. With great access to local shops, schools, parks, and the NDR, this home sits in a vibrant, well-connected neighbourhood.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B





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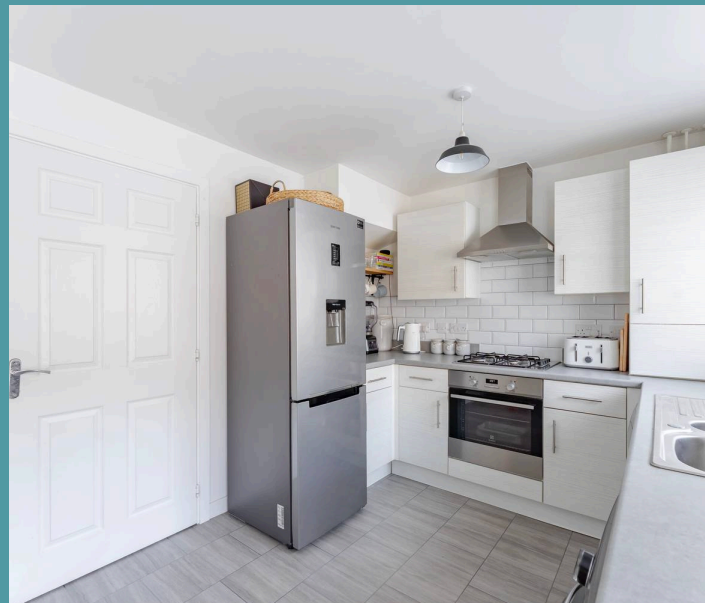
Sprowston, Norwich

Available as a Discounted Market Sale Affordable Home at 80% of market value (OMV)

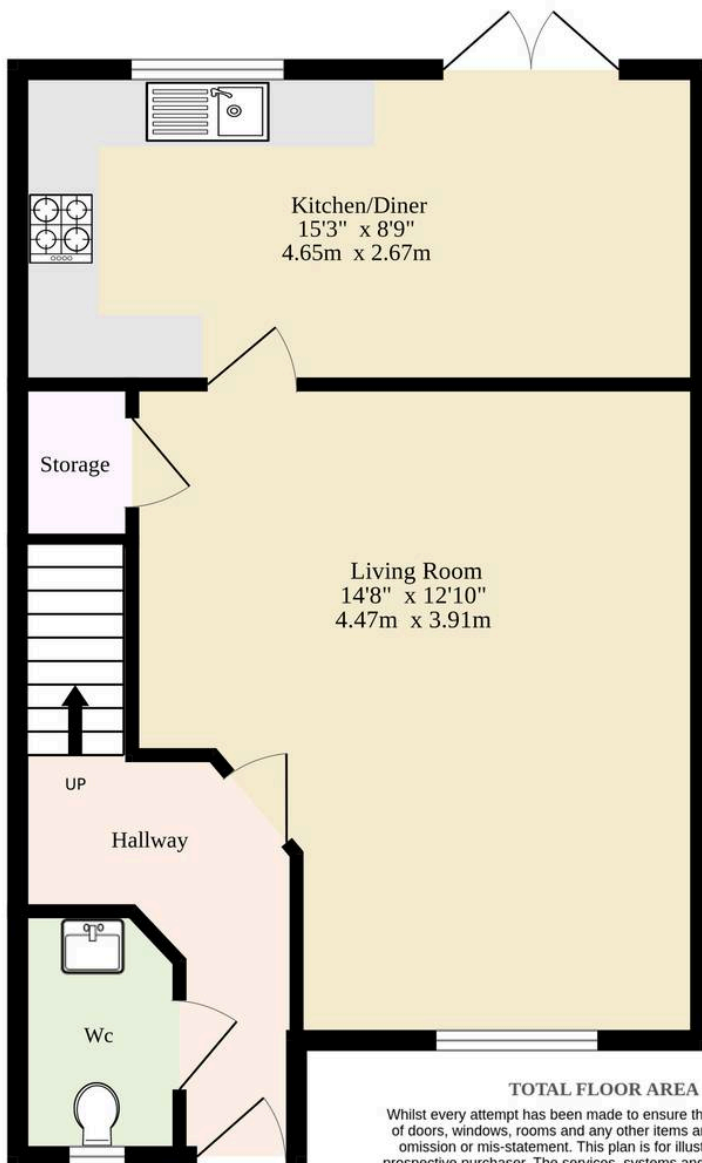
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The Location

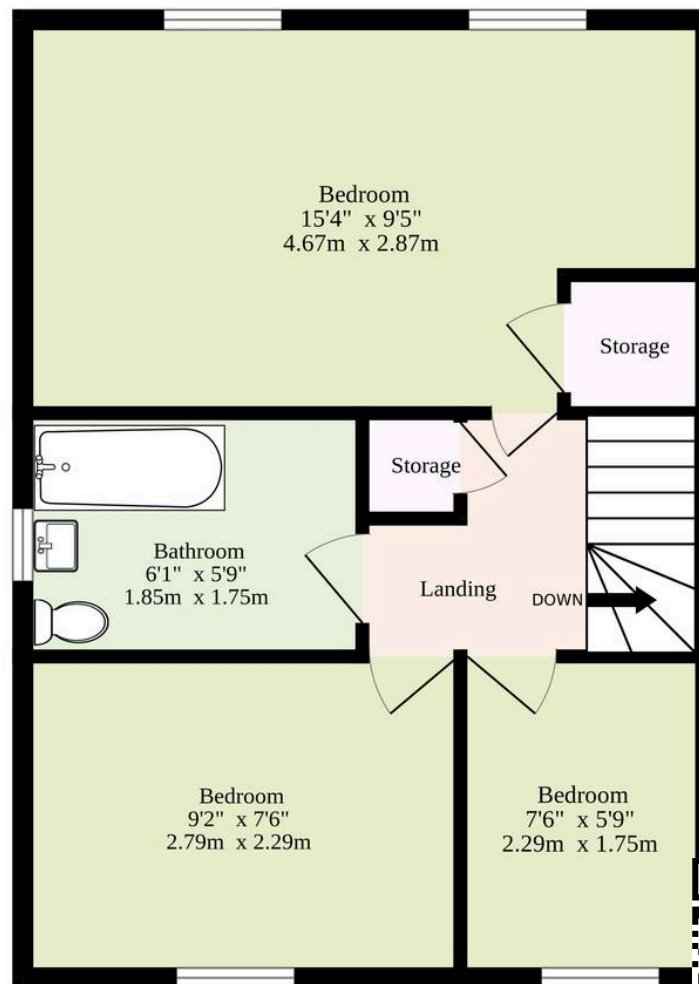
The property enjoys a fantastic position in the ever-popular and highly requested area of Sprowston, just two miles northeast of Norwich City Centre. This prime location combines suburban ease with excellent access into the city, where a vibrant mix of shops, restaurants, historic landmarks and leisure facilities await — from the charming lanes to the iconic Norwich Cathedral, it's all within easy reach. Sprowston itself has become increasingly favoured thanks to its strong community feel and extensive local amenities. White House Farm is a standout, offering a renowned farm shop,



Ground Floor
412 sq.ft. (38.3 sq.m.) approx.



1st Floor
348 sq.ft. (32.3 sq.m.) approx.



TOTAL FLOOR AREA : 760 sq.ft. (70.6 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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