



33 Bolton Road, Sprowston

Offers in Region of £300,000

33 Bolton Road

Sprowston, Norwich

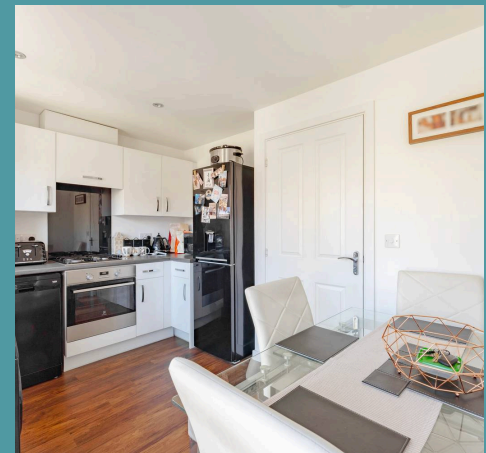
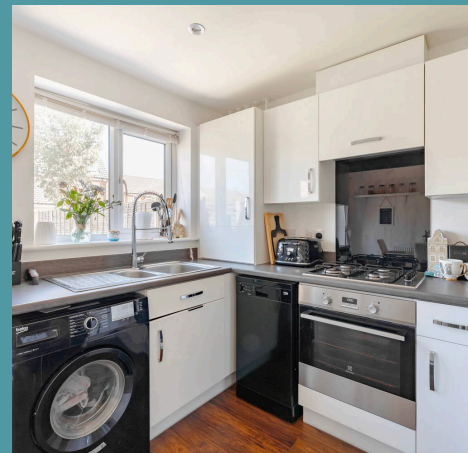
In an in-demand location just moments from Norwich, this home delivers lifestyle, space and convenience in equal measure. Set across three thoughtfully planned floors, it blends practical living with comfortable design, ideal for busy households or anyone looking to settle in a vibrant well-connected spot. Energy-efficient with an EPC rating of B, the property has been immaculately maintained throughout, making it a true move-in-ready opportunity. The layout flows effortlessly, from the bright sitting room through to the open-plan kitchen dining space that leads straight out to the garden. A landscaped outdoor area offers plenty of room for entertaining, relaxing or letting the kids run free. With great schools, local shops and fast connections into the city all close by, this is a home that makes everyday life work beautifully.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B





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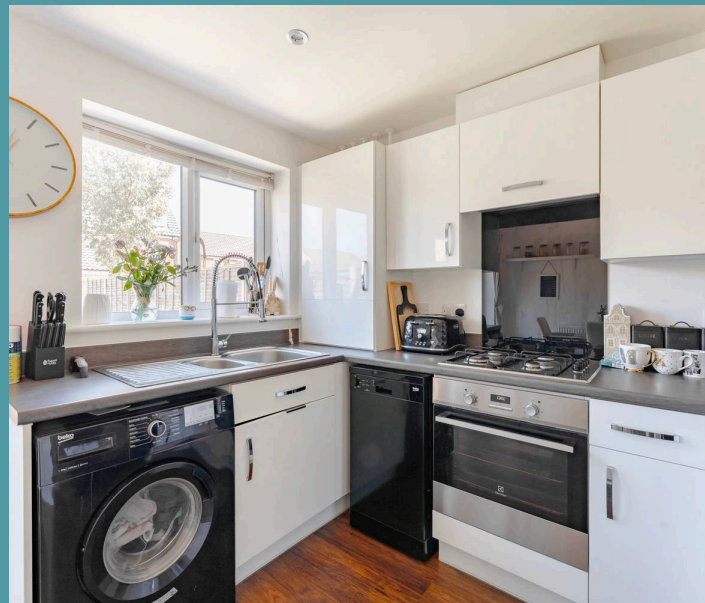
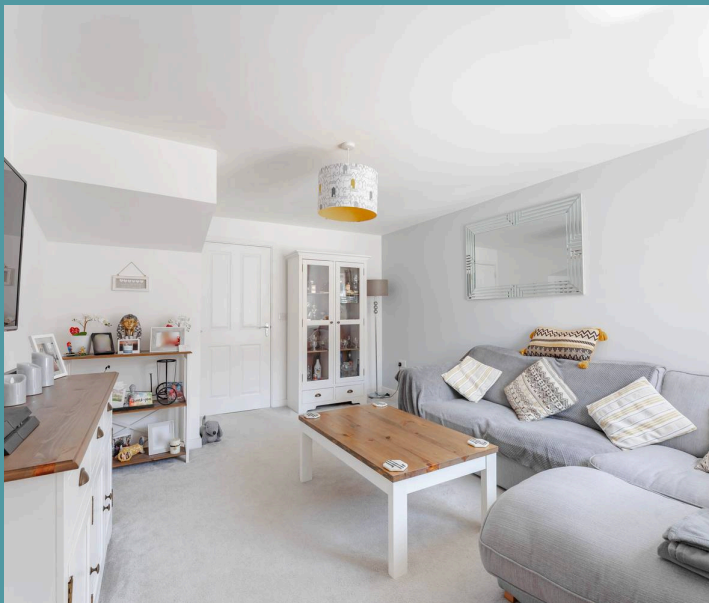
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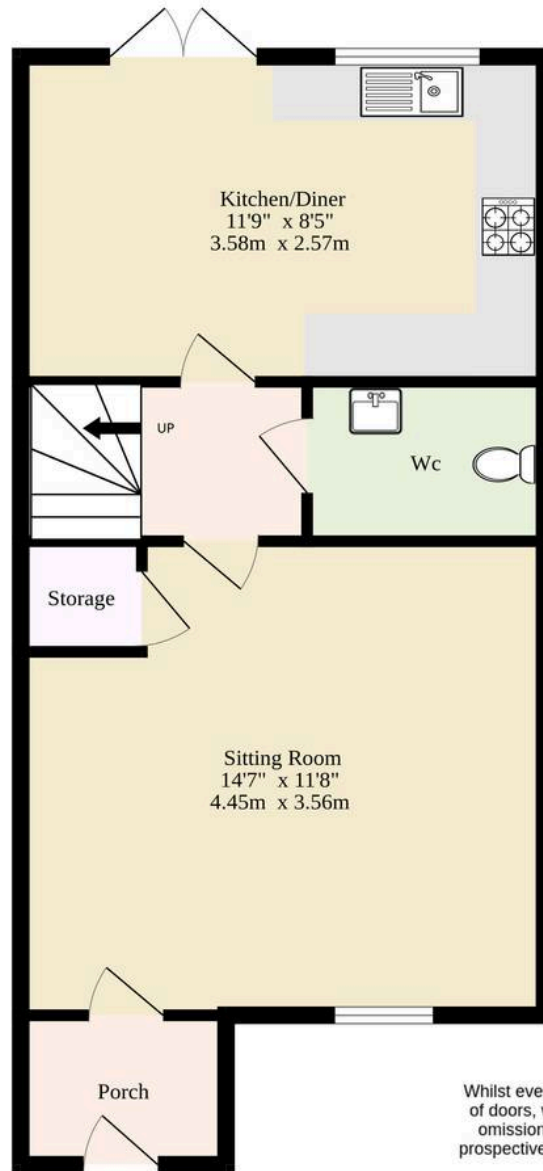
The Location

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.

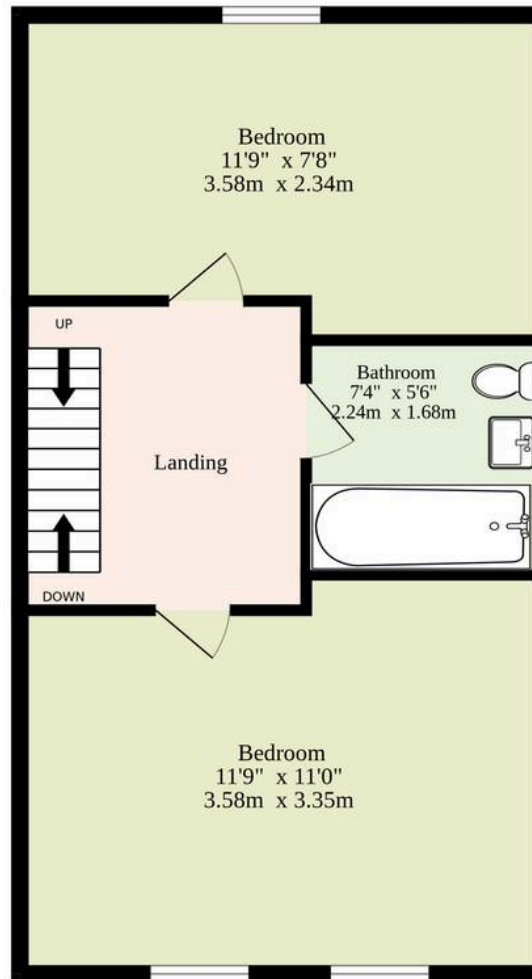
White House Farm is a standout, offering a renowned farm shop, traditional butchery, café, and even on-site beauty and hairdressing salons, creating a lovely lifestyle hub right on your



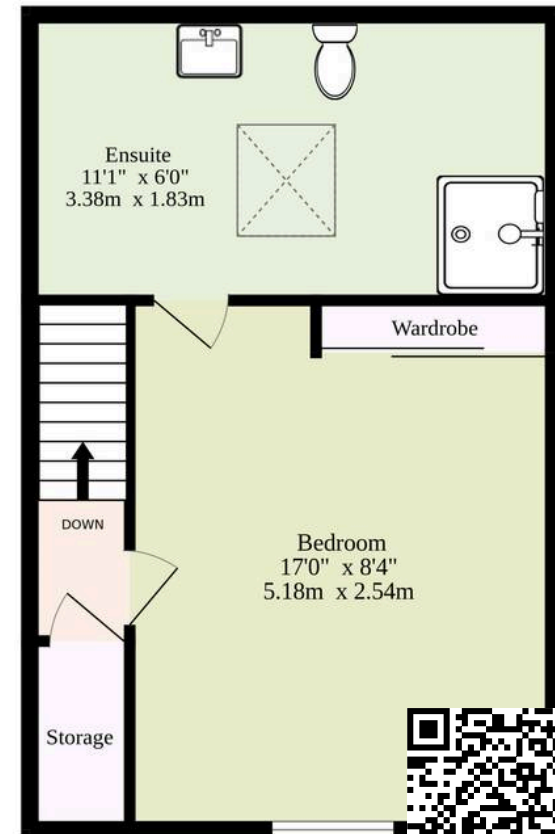
Ground Floor
234 sq.ft. (21.7 sq.m.) approx.



1st Floor
298 sq.ft. (27.7 sq.m.) approx.



2nd Floor
236 sq.ft. (21.9 sq.m.) approx.



TOTAL FLOOR AREA : 768 sq.ft. (71.3 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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