



48 Blackwell Avenue, Sprowston

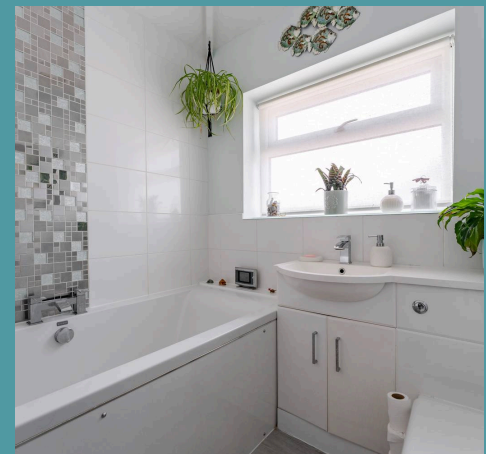
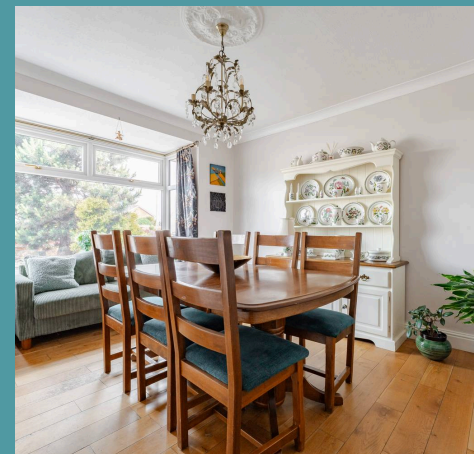
Offers in Region of £375,000

48 Blackwell Avenue

Positioned on Blackwell Avenue in the highly desirable Sprowston area, this stunning three-bedroom family home combines generous space with modern style just moments from Norwich City Centre. The impressive driveway leads you to a welcoming entrance and a spacious sitting room cleverly divided into two zones, featuring a charming log burner for cosy evenings. A separate dining room and a sleek kitchen with trendy pamment-style flooring and gleaming chrome fixtures create the perfect setting for entertaining and everyday living. Upstairs, three well-sized bedrooms share a beautifully finished family bathroom, while the converted loft offers a luxurious principal suite with its own ensuite sanctuary. Outside, the expansive private garden and substantial outbuilding/garage provide endless possibilities for relaxation and storage.

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 doorstep.





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This four-bedroom home in the heart of Sprowston presents an exceptional opportunity for families seeking both space and style. With a generous amount of off-road parking welcoming you on arrival, the entrance hallway sets the tone with its clean lines and spacious layout.

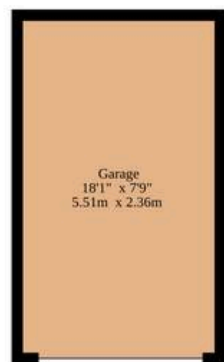
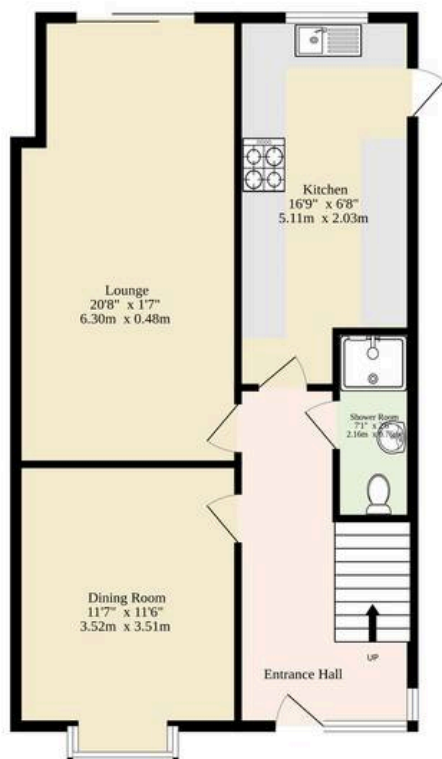
Step into the large sitting room, cleverly divided into two distinct areas — one for relaxed evenings by the log burner, the other perfect for more formal entertaining or movie nights with the family. A separate dining room adds to the flexibility of the ground floor, offering a bright setting for everyday meals or larger gatherings. At the rear, the kitchen delivers a fresh, contemporary feel, featuring pamment-style flooring that adds texture and warmth underfoot. Chrome fixtures elevate the design, while there's ample space for appliances to fit seamlessly into the layout. It's a space that balances function and form, whether you're prepping a quick breakfast or a Sunday roast.

On the first floor, three well-proportioned bedrooms provide comfortable accommodation, ideal for both growing families and home working setups. The family bathroom serves this level, thoughtfully finished and easily accessible. Above, the converted loft has been transformed into a spacious principal suite with its own ensuite, offering added privacy and a flexible top-floor retreat that could also double as a creative space or guest room.

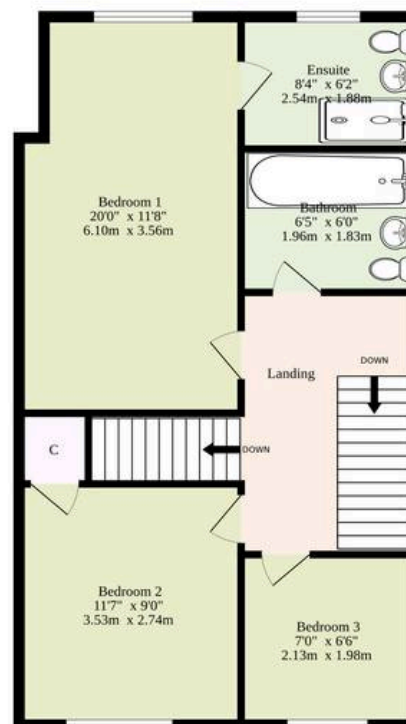
Step outside and you'll find a generous private garden, fully enclosed and offering plenty of room for outdoor dining, kids' play equipment or summer lounging. An impressive outbuilding and garage sits to one side — an ideal workshop, gym space or simply exceptional storage



Ground Floor
737 sq.ft. (68.5 sq.m.) approx.



1st Floor
541 sq.ft. (50.3 sq.m.) approx.



2nd Floor
183 sq.ft. (17.0 sq.m.) approx.



Sqft Includes Garage And Loft Room

TOTAL FLOOR AREA : 1461 sq.ft. (135.7 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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