



270 Wroxham Road, Norwich

Guide Price £260,000

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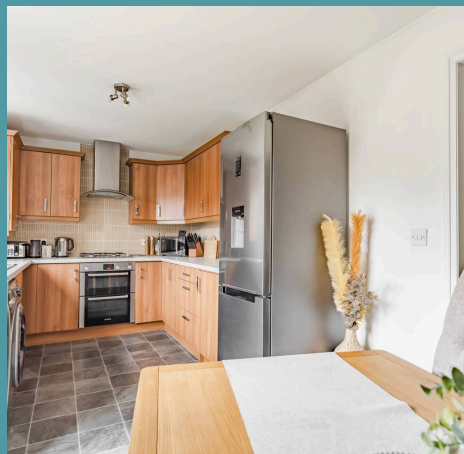
Guide Price £260,000 - £270,000. An area known for its superb accessibility and strong sense of community, Sprowston sets the scene for this beautifully presented three-bedroom home — ideal for first-time buyers or small families looking to settle in a vibrant yet peaceful location. Set in the heart of this ever-popular location, just moments from excellent amenities and only two miles from Norwich city centre. Inside, the home is thoughtfully designed and immaculately maintained, featuring spacious, light-filled rooms and stylish contemporary finishes throughout. The modern kitchen/diner, generous lounge, and flexible bedroom spaces make it ideal for both relaxing and entertaining. Outside, a private garden and dedicated carport add to the property's appeal, while the surrounding area boasts outstanding schooling, green spaces, and excellent commuter links.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:





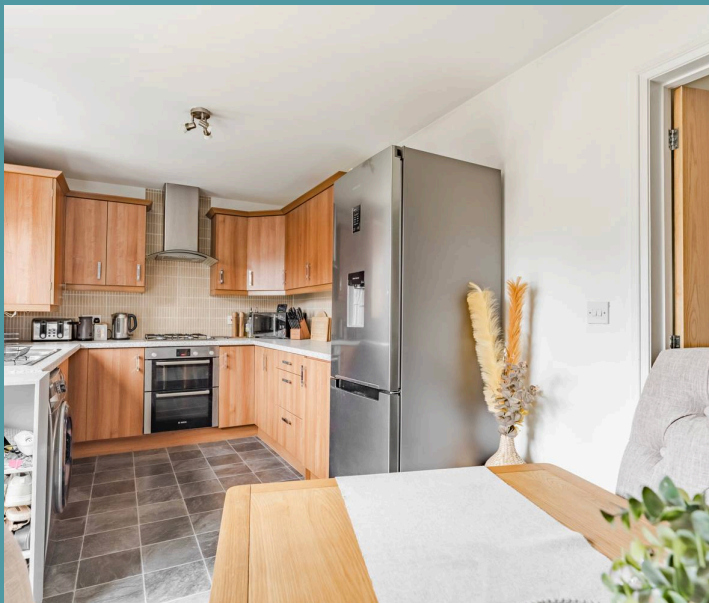
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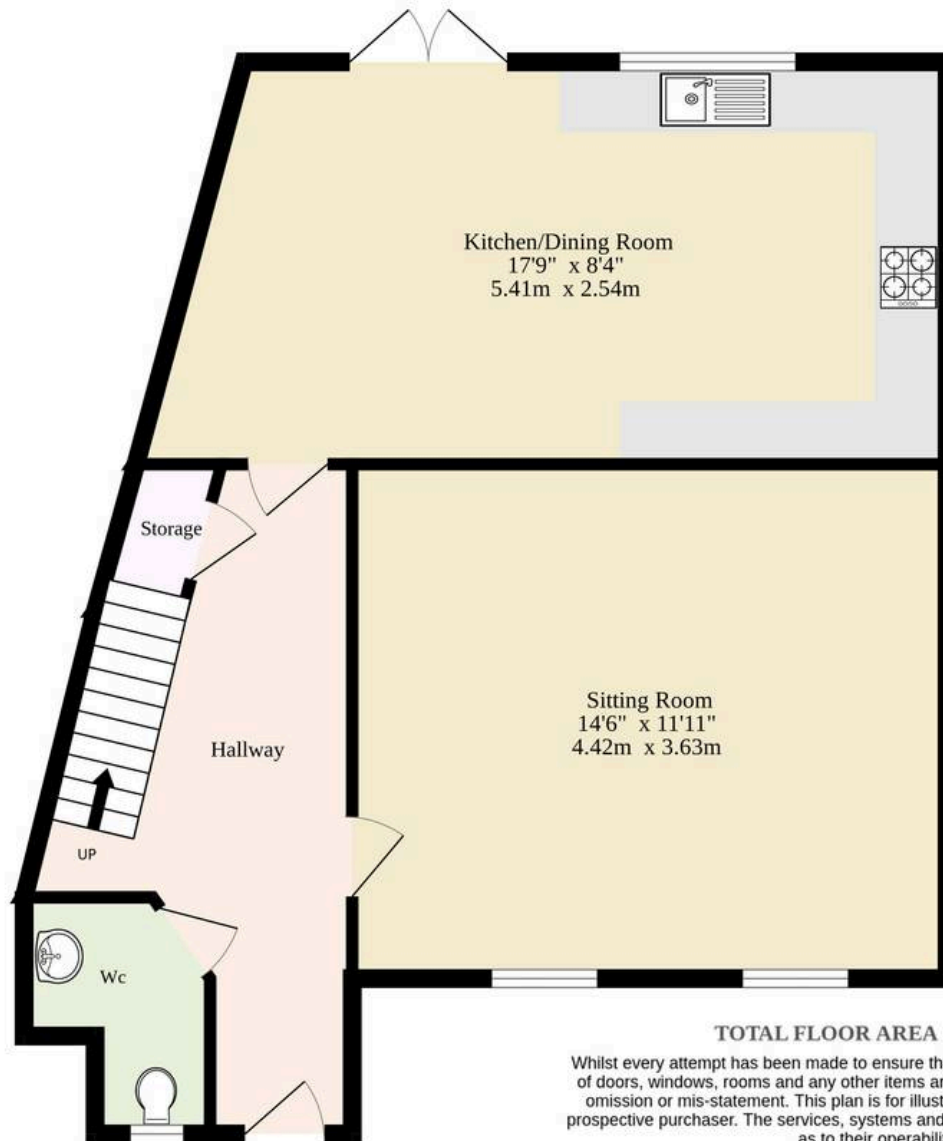
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The Location

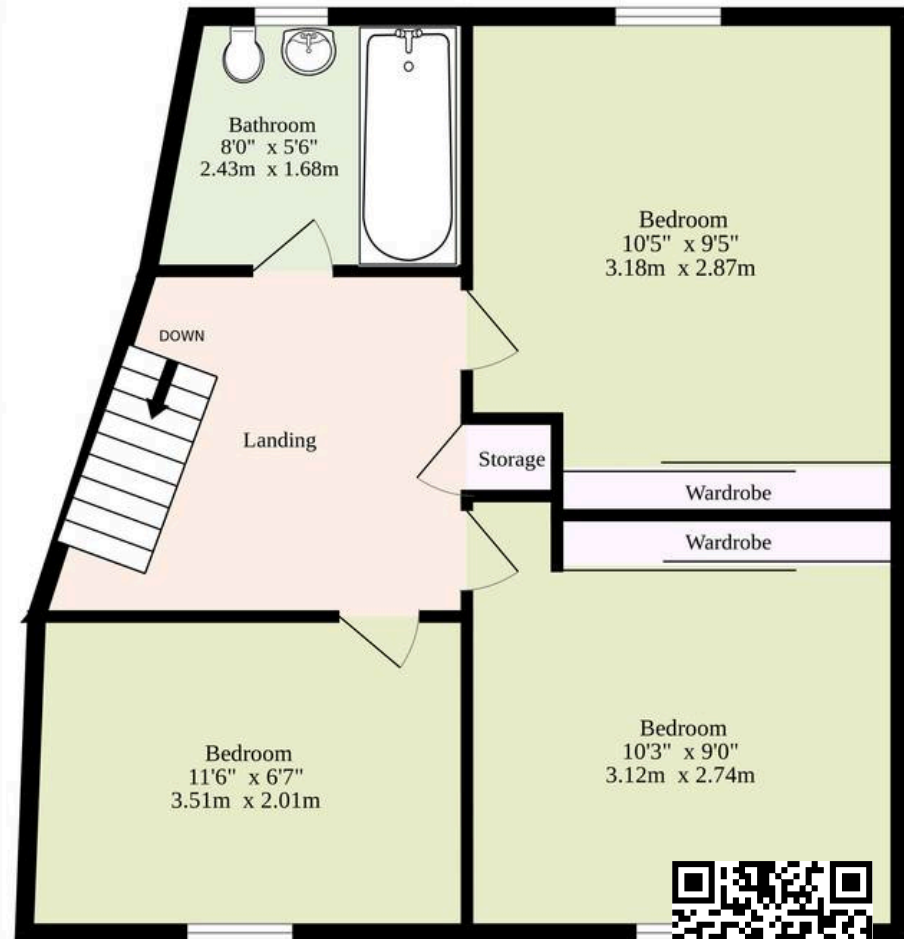
The property enjoys a fantastic position in the ever-popular and highly requested area of Sprowston, just two miles northeast of Norwich City Centre. This prime location combines suburban ease with excellent access into the city, where a vibrant mix of shops, restaurants, historic landmarks and leisure 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



Ground Floor
505 sq.ft. (46.9 sq.m.) approx.



1st Floor
361 sq.ft. (33.5 sq.m.) approx.



TOTAL FLOOR AREA : 866 sq.ft. (80.5 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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