



1 Goodson Road, Norwich
Norwich



Guide Price £400,000 - £425,000
Minors & Brady

1 Goodson Road

Norwich, Norwich

This immaculately presented three-bedroom detached home was built in 2021 by the highly regarded Norfolk Homes and occupies a corner plot in the ever-popular suburb of Sprowston. Designed to a high specification throughout, the property features three double bedrooms with modern built-in wardrobes, a luxurious principal suite with a contemporary en suite shower room, and a stylish family bathroom. The upgraded kitchen/breakfast room is fitted with quality units, integrated appliances including a wine cooler, and a separate utility room for added practicality. A generous dual-aspect lounge opens to the private rear garden, which is well-maintained and low-maintenance with patio and lawn. The property also includes underfloor heating to the ground floor, a ground-floor WC, off-road parking, and a brick-built garage currently used as a gym with a boarded loft for storage. A move-in-ready home in a sought-after location.

Location

Located in the ever-popular suburb of Sprowston, Goodson Road enjoys a convenient setting with easy access to a wide range of amenities and services. The area is known for its friendly community feel and offers the ideal set-up for both families and professionals, with well-regarded schools, medical facilities, and the nearby Tesco supermarket all within close reach. Green spaces and local parks provide plenty of opportunity for outdoor time and dog walks, while reliable public transport and well-connected road links offer quick routes into Norwich city centre and beyond. Sprowston also benefits from a number of local pubs, cafés, and takeaways, adding to the day-to-day convenience. Leisure facilities, including gyms and sports clubs, are also easily accessible. Whether you're commuting, raising a family, or simply looking for a well-connected spot to settle, the location ticks all the boxes.

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Norwich, Norwich

Goodson Road, Sprowston

Step into the bright and light-filled entrance hall, where a striking circular staircase immediately draws the eye and sets the tone for the high-quality finish throughout. Here, you'll also find a practical and stylish WC, along with useful understairs storage that adds everyday convenience without compromising the aesthetic. Underfloor heating flows throughout the ground floor, creating a warm and welcoming atmosphere from the moment you arrive.

Enter the impressive kitchen/breakfast room — a true showpiece of the home. Fitted with high-gloss modern units and upgraded worktops, this space is enhanced by a breakfast bar, inset ceiling spotlights, and stylish tiled splashbacks. Integrated appliances include a hob with extractor hood, twin ovens, fridge/freezer, dishwasher, and a built-in wine cooler for entertaining or relaxing evenings. The room easily accommodates a dining table and enjoys tiled flooring underfoot, giving a polished and functional finish. An adjoining utility room offers further worktop space and houses additional appliances, keeping the kitchen uncluttered and ready for daily use.

Flowing from the kitchen, the generous lounge is equally impressive — a bright and airy dual-aspect space with stylish pendant lighting, contemporary tiled flooring, and sliding doors that open directly onto the rear patio. This room invites relaxation and connection to the outdoors, making it ideal for both entertaining and quiet evenings at home.



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Upstairs, the landing includes a built-in storage cupboard and leads to three well-proportioned double bedrooms, each flooded with natural light. All bedrooms feature soft carpet flooring and modern built-in wardrobes with sliding mirrored doors, enhancing both storage and style. The principal bedroom stands out with its own sleek en suite shower room, complete with contemporary tiling, a walk-in glass shower enclosure, and a Velux window that brings in additional light. A well-appointed family bathroom serves the remaining bedrooms, also fitted with a Velux window, panelled bath with shower over, stylish tiling, and quality fixtures.

Outside, the property sits on a desirable corner plot with a private, low-maintenance rear garden enclosed by a high brick wall. Laid to lawn and complemented by a paved patio area, the garden offers a peaceful setting for relaxing or entertaining and benefits from gated access to both the front and rear. The single brick-built garage, currently used as a gym, includes a boarded loft for storage and features a door providing direct access to the garden. A driveway to the rear offers off-road parking, with further parking available at the front of the property.

Agents notes

We understand that the property will be sold freehold, connected to all main services.

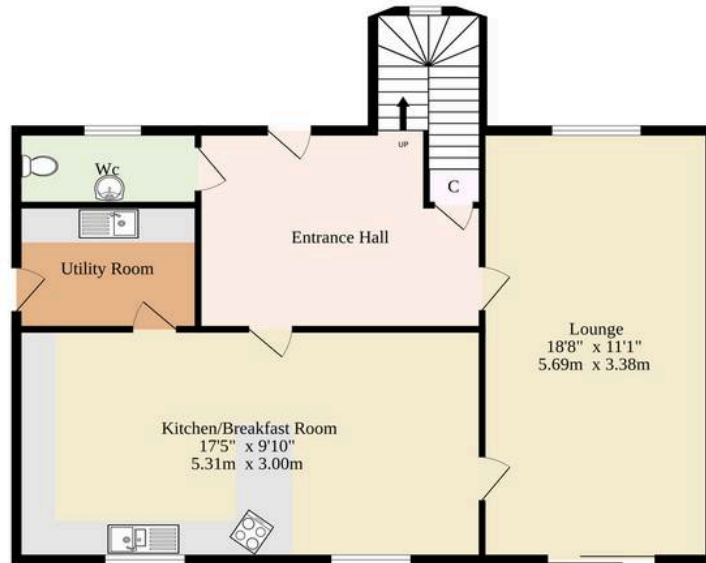
Heating system- Gas Central heating

Council Tax Band- D

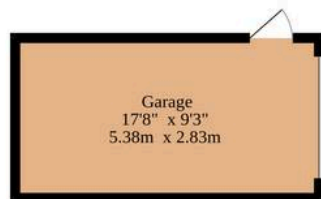
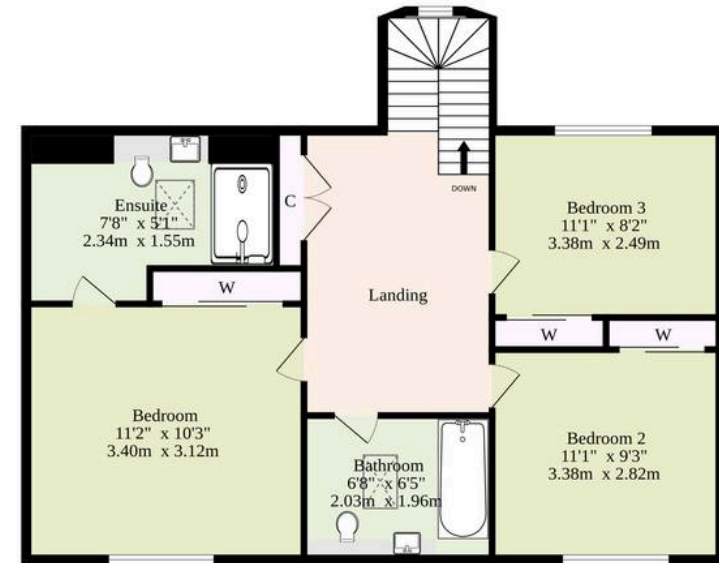


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Ground Floor
719 sq.ft. (66.8 sq.m.) approx.



1st Floor
501 sq.ft. (46.5 sq.m.) approx.



Sqft Includes Garage

TOTAL FLOOR AREA : 1220 sq.ft. (113.3 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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