



53 Watling Road, Norwich

Norwich



Minors & Brady

53 Watling Road

This three-bedroom home in the sought-after area of Sprowston offers a fantastic opportunity for buyers looking to create their dream property. With a spacious layout throughout, the house features a large, light-filled sitting room and a generous kitchen diner with plenty of storage space. Upstairs, three well-proportioned bedrooms, a separate WC, and a two-piece bathroom provide practicality and comfort for family living. Outside, the property boasts a substantial, low-maintenance garden and off-road parking for multiple vehicles. Located in a friendly neighbourhood with good neighbours, it offers a welcoming community feel. In need of some modernisation, this home is a blank canvas brimming with potential in a prime location.

- Three spacious bedrooms offering versatile living arrangements
- Generous sitting room filled with natural light
- Large kitchen diner with ample storage and dining space
- Separate WC & two-piece bathroom with potential for upgrading
- Substantial, low-maintenance garden ideal for outdoor enjoyment
- Off-road parking for two vehicles
- Situated in a friendly, welcoming neighbourhood
- Excellent potential for modernisation and improvement
- Highly sought-after Sprowston location, close to local amenities and transport links





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53 Watling Road

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.

Both Lidl and Tesco are also within close proximity, making everyday essentials and larger grocery shops easy to manage. Families are particularly drawn to the area for its well-regarded schooling options and catchment appeal, with several popular schools nearby.

Outdoor space is well catered for too, with a range of parks and green areas offering great spots for walks, play or weekend relaxation. Commuters will appreciate the quick access to the Northern Distributor Road (NDR), streamlining journeys around the city and beyond, while Norwich's central attractions remain just minutes away, whether by car or public transport.

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Watling Road, Sprowston

Set in the popular area of Sprowston, this three-bedroom home offers a fantastic opportunity for those looking to put their own stamp on a property. Boasting a generous layout throughout, this house is ideal for families or buyers seeking a project with great potential.

The property features a large, light-filled sitting room, providing plenty of space for relaxation and entertaining. The spacious kitchen diner offers ample storage and the perfect spot for family meals or gatherings with friends.

Upstairs, you'll find three generously sized bedrooms, all well-proportioned and versatile in their use. The home also benefits from a separate WC and a two-piece bathroom, adding practicality to its layout.

Externally, the property enjoys a substantial garden, perfect for those wanting outdoor space without the burden of heavy upkeep. To the front, there are parking spaces, making this home a great choice for households with multiple vehicles.



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The property is also set in a friendly neighbourhood with good neighbours, adding to its overall charm and appeal.

While the house does require some work and modernisation, it presents an exciting blank canvas for buyers to create their ideal home in a highly sought-after area. With its spacious interior, off-road parking, excellent potential, and prime Sprowston location, this property is not to be missed.

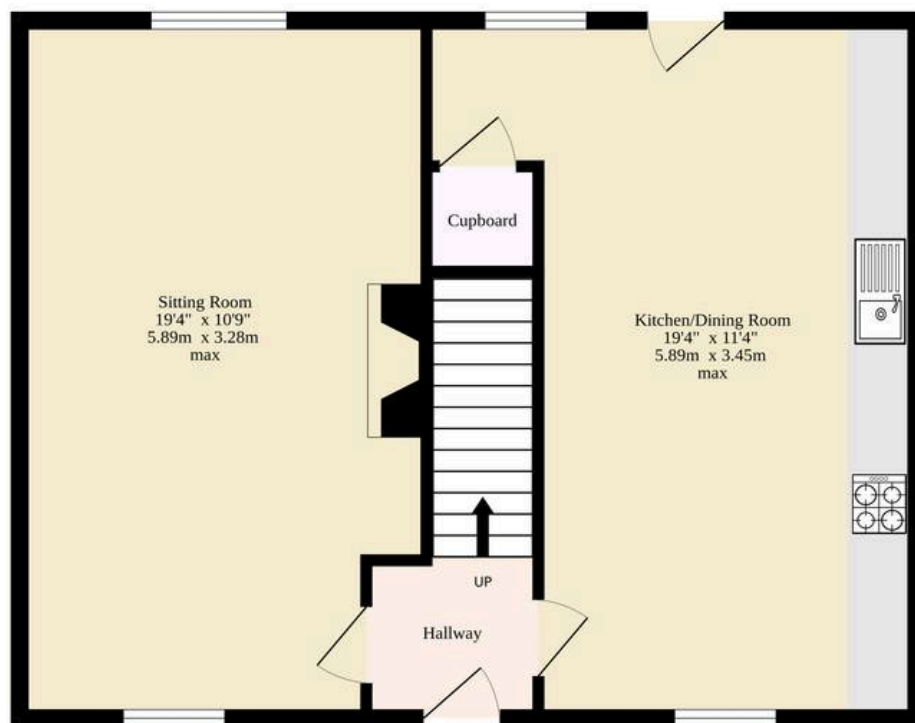
Agents Note

Sold Freehold

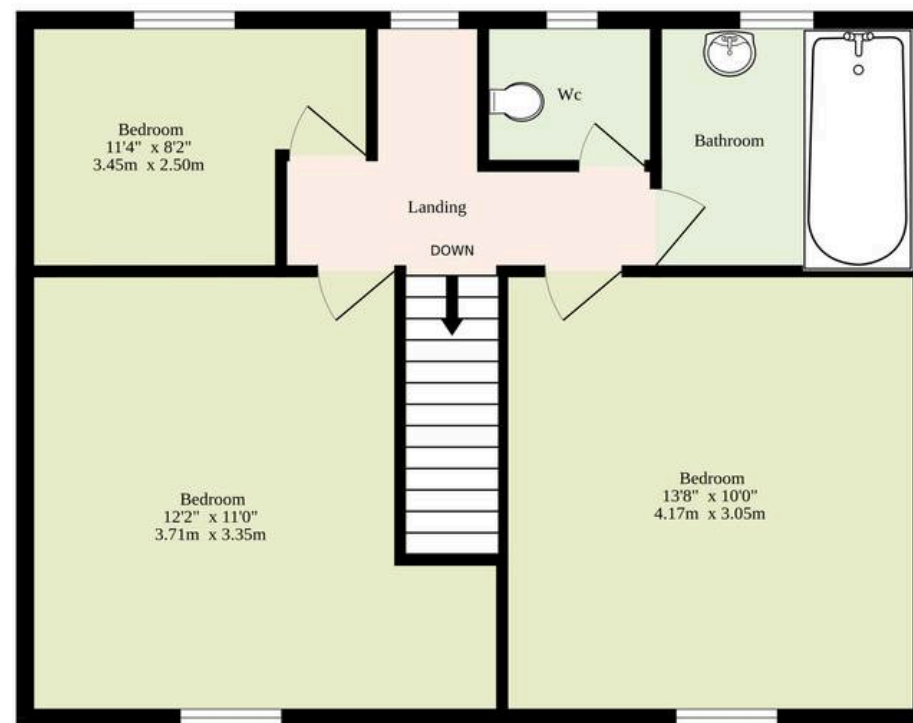
Connected to all mains services.



Ground Floor
458 sq.ft. (42.5 sq.m.) approx.



1st Floor
434 sq.ft. (40.3 sq.m.) approx.



TOTAL FLOOR AREA : 892 sq.ft. (82.9 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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Dreaming of this home? Let's make it a reality



Meet *Abi*
Branch Partner



Meet *Karol*
Property Valuer



Meet *Claire*
Aftersales Team Leader

Minors & Brady
Your home, our market



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