



48 Cozens-Hardy Road, Norwich

Norwich



Minors & Brady

48 Cozens-Hardy Road

Norwich, Norwich

Positioned within the desirable suburb of Sprowston, this extended semi-detached home presents a fantastic opportunity to acquire a property that combines generous living space, modern practicality and excellent outdoor features. Thoughtfully maintained and well-presented throughout, the home offers a versatile layout ideal for family life, entertaining or working from home. With three bedrooms, a spacious lounge, a sociable kitchen/diner, and the added benefit of a substantial outbuilding with power, lighting and a WC, it provides flexibility rarely found at this price point. The property is further enhanced by a sizeable rear garden and a large shingled driveway to the front, ensuring ample off-road parking.



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48 Cozens-Hardy Road

Norwich, Norwich

- Extended semi-detached family home in the desirable suburb of Sprowston
- Spacious lounge with front-facing aspect
- Modern kitchen/diner with ample storage and room for appliances
- Ground floor bathroom with three-piece suite and shower over bath
- Three well-proportioned bedrooms set off the landing
- Large rear garden with lawn, patio and shingled areas
- Substantial outbuilding with power, lighting and WC, ideal for home office, gym or studio use
- Generous shingled driveway providing ample off-road parking
- Excellent location with easy access to local amenities, schools, transport links and Norwich city centre

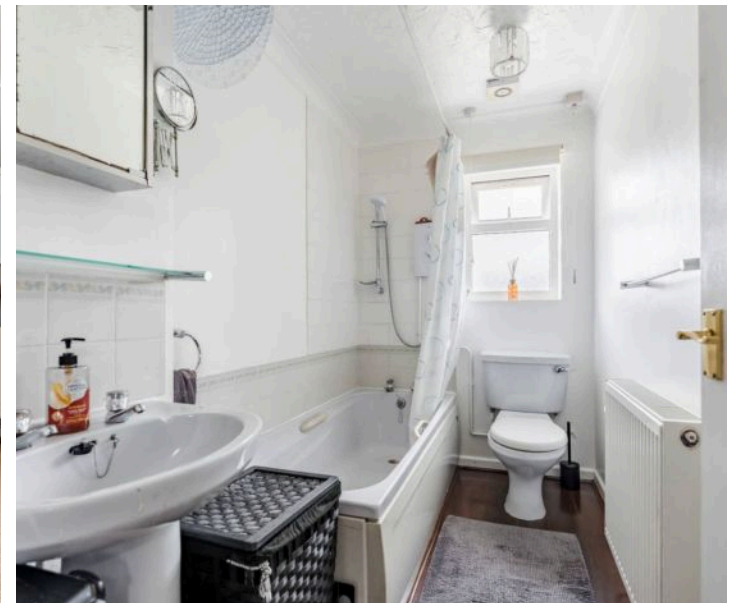
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

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Location

Cozens-Hardy Road is located in the ever-popular suburb of Sprowston, just to the north-east of Norwich city centre. The area is well served by a wide range of local amenities, including shops, supermarkets, pubs, and cafés, as well as a choice of highly regarded schools, making it ideal for families. Excellent transport links provide easy access into the city, the nearby NDR, and surrounding Norfolk villages and coastlines. Green spaces and leisure facilities are also close at hand, offering plenty of opportunity for outdoor activities and recreation. For those who enjoy shopping or dining out, Norwich city centre and the retail parks at Riverside and Longwater are only a short drive away, while the Norfolk Broads and stunning coastline are easily reached for weekend escapes.

Cozens-Hardy Road

The ground floor begins with an entrance hall leading into a bright and welcoming lounge, positioned at the front of the house and offering an inviting setting for everyday relaxation. To the rear, the kitchen/diner provides a practical and sociable hub of the home, fitted with a range of wall and base units and offering plenty of space for appliances. A useful understairs storage space adds extra convenience, while dual windows ensure the room is filled with natural light. Completing this level is a modern bathroom with a three-piece suite, including a panelled bath with shower over.

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48 Cozens-Hardy Road

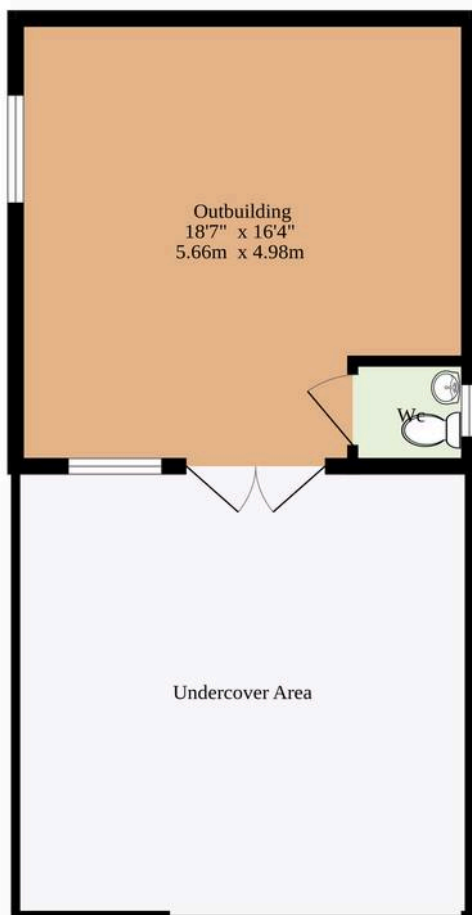
Norwich, Norwich

Upstairs, the accommodation is arranged around a central landing and comprises three bedrooms, including a generous principal bedroom with built-in wardrobe. The layout provides comfortable and flexible space for a family or those in need of a home office. Outside, the property continues to impress. To the front, a large shingled driveway provides ample off-road parking. The rear garden is a great size, with a mix of lawn, patio and shingled areas, making it ideal for both relaxation and entertaining. A standout feature is the substantial outbuilding, fitted with power, lighting and its own WC, offering outstanding versatility as a gym, studio, workshop or dedicated office space.

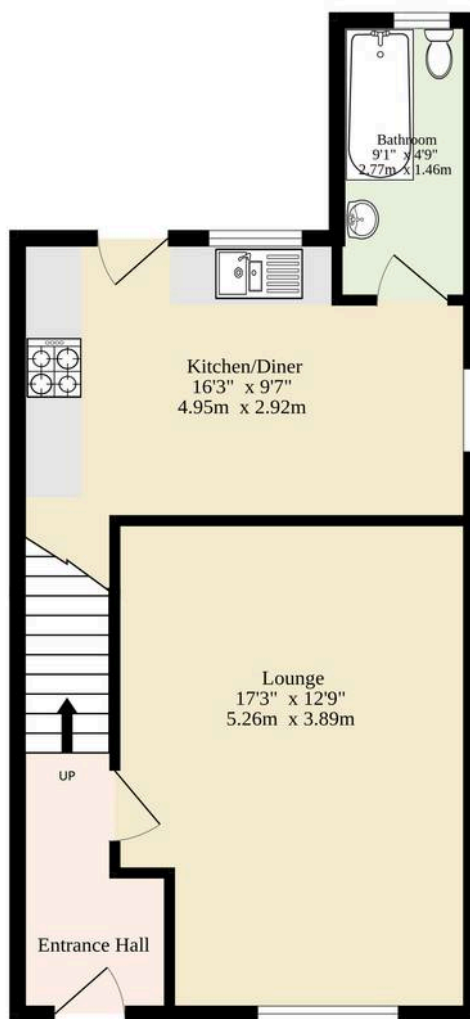
With its spacious interior, flexible layout and excellent setting, this property is a superb opportunity to secure a well-rounded home in one of Norwich's most sought-after suburbs.



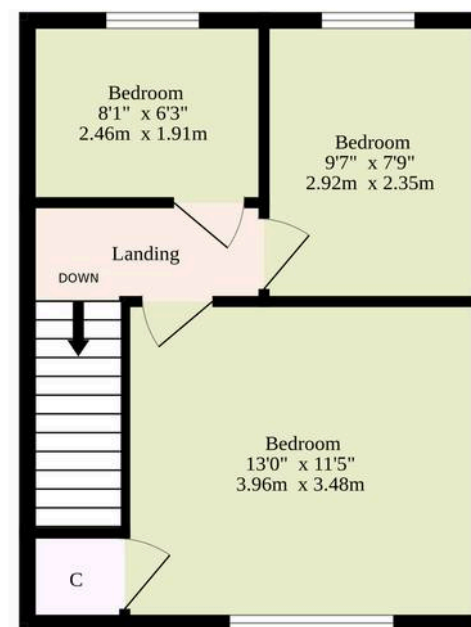
Outbuilding
692 sq.ft. (64.3 sq.m.) approx.



Ground Floor
454 sq.ft. (42.2 sq.m.) approx.



1st Floor
301 sq.ft. (28.0 sq.m.) approx.



TOTAL FLOOR AREA : 1447 sq.ft. (134.4 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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Meet Karol
Property Valuer



Meet Claire
Aftersales Team Leader

Minors & Brady
Your home, our market



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