



22 Bolton Road, Sprowston

Norwich



Minors & Brady

It isn't often affordability and style collide so perfectly — with this Discounted Market Sale (DMS) home in Sprowston, buyers can secure it at 80% of market value, making it a brilliant way to step onto the property ladder. Located in a sought-after area with excellent amenities and easy access to Norwich, it offers the perfect mix of suburban comfort and city convenience. Inside, the home is move-in ready with a bold living space featuring a panelled backdrop, modern lighting, and useful understair storage. The kitchen diner provides neutral units, space for appliances, and patio doors leading to a landscaped garden with tiled terrace and artificial lawn. Upstairs, three bedrooms offer flexibility for family life, guests, or home working, with the master enhanced by a feature wall and pendant lighting. A stylish family bathroom, downstairs WC, and driveway parking for two cars add further practicality. Combining affordability, location, and design, this home is a rare opportunity not to be missed.

- Available as a Discounted Market Sale Affordable Home at 80% of market value (OMV)
- Highly sought-after Sprowston location, just 2 miles from Norwich City Centre
- Move-in ready with stylish décor throughout
- Bold and trendy sitting room with feature panelled backdrop and good lighting
- Modern kitchen diner with patio doors to the garden
- Driveway parking for two vehicles
- Three bedrooms, including a boutique-style master with pendant lighting
- Contemporary family bathroom and downstairs WC
- Landscaped garden with tiled terrace and artificial lawn
- Eligible buyers must register and be approved by Help to Buy South, specifically for the Shared Ownership or Rent to Buy options, offering flexibility in how the property can be purchased

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22 Bolton Road

Sprowston, Norwich

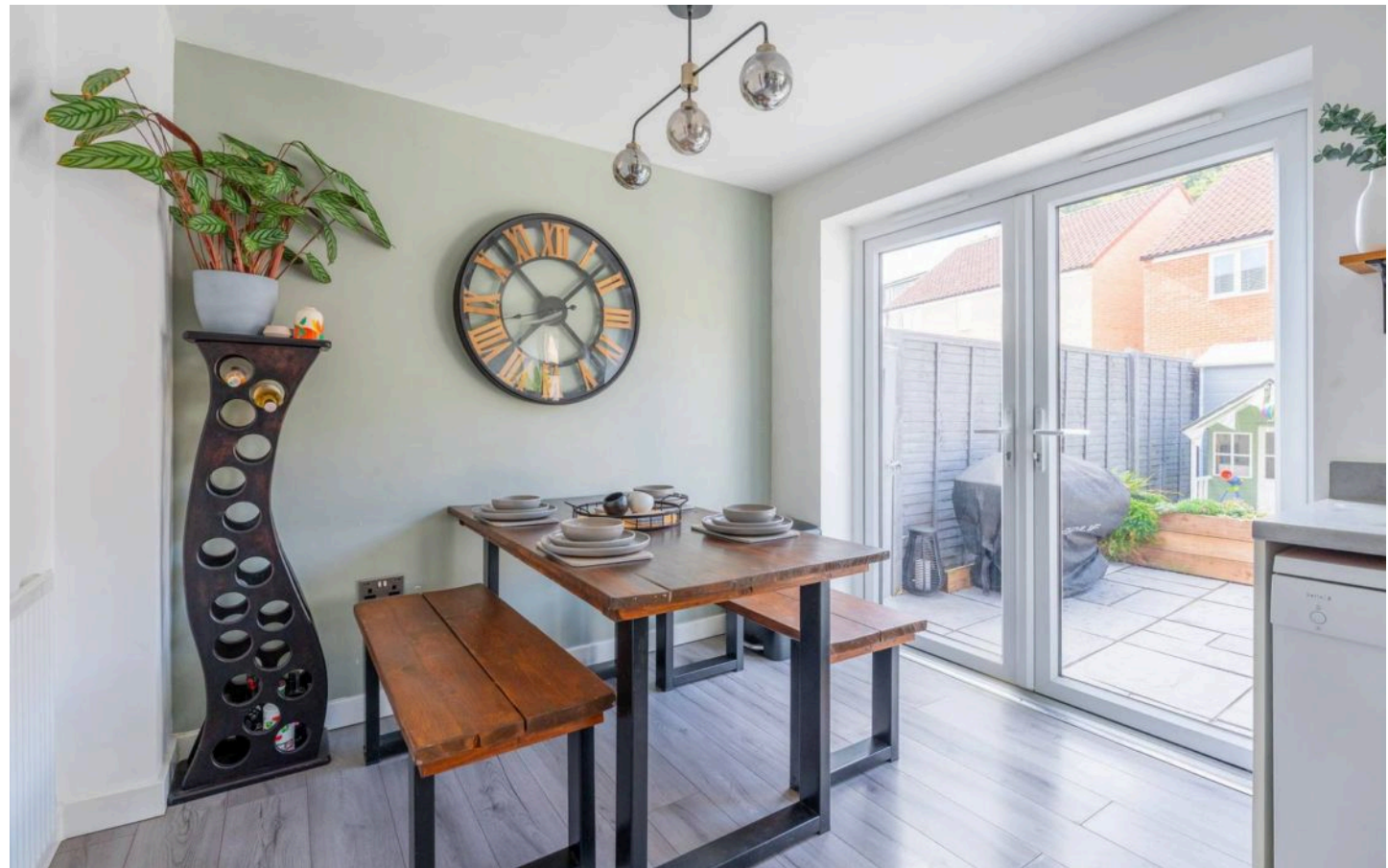
The Location

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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Sprowston, Norwich

Bolton Road, Sprowston

This stylish home is the perfect way to secure your first step onto the property ladder, offering both practicality and personality at a fantastic price. With driveway parking for two cars, it's ideal for couples, young families, or those who love to host visitors.

On entering the home, you'll find a welcoming hallway with a convenient WC. The sitting room is a real showstopper, designed with a bold yet tasteful flair by the current vendors. A panelled feature wall frames the TV beautifully, enhanced by great lighting, while understair storage adds to the practicality.

The kitchen diner is fresh and inviting, with neutral units, plenty of space for appliances, and room for a dining setup. Patio doors lead directly out to the garden, making this an excellent entertaining space and truly move-in ready.

Upstairs, there are three bedrooms. The master feels boutique-style, with a striking blue panelled backdrop framing the bed, complemented by pendant lights over the side tables for ambient evening lighting. The two additional bedrooms are versatile, perfect as extra sleeping space, a home office, or a nursery. A modern family three-piece bathroom completes the upstairs accommodation.



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The garden has been landscaped with style and low maintenance in mind. A tiled terrace creates a sleek seating area, while artificial turf extends the space, offering a practical yet attractive outdoor area for relaxation and entertaining.

This home is trendy, well-finished, and ready for its next owners to simply move in and enjoy.

This property is classed as an affordable home sold as a Discounted Market Sale (DMS) at 80% of market value, with purchasing priority being given to applicants with a local connection to the Broadland District Council area (current residents, those who work in Broadland or have a close family connection to the district).

There is an LA Application form for interested parties to complete to confirm the local connection criteria and also that applicants are eligible for an Affordable Home.

For any questions, please contact us by phone or email and we will explain further.

Agents Note

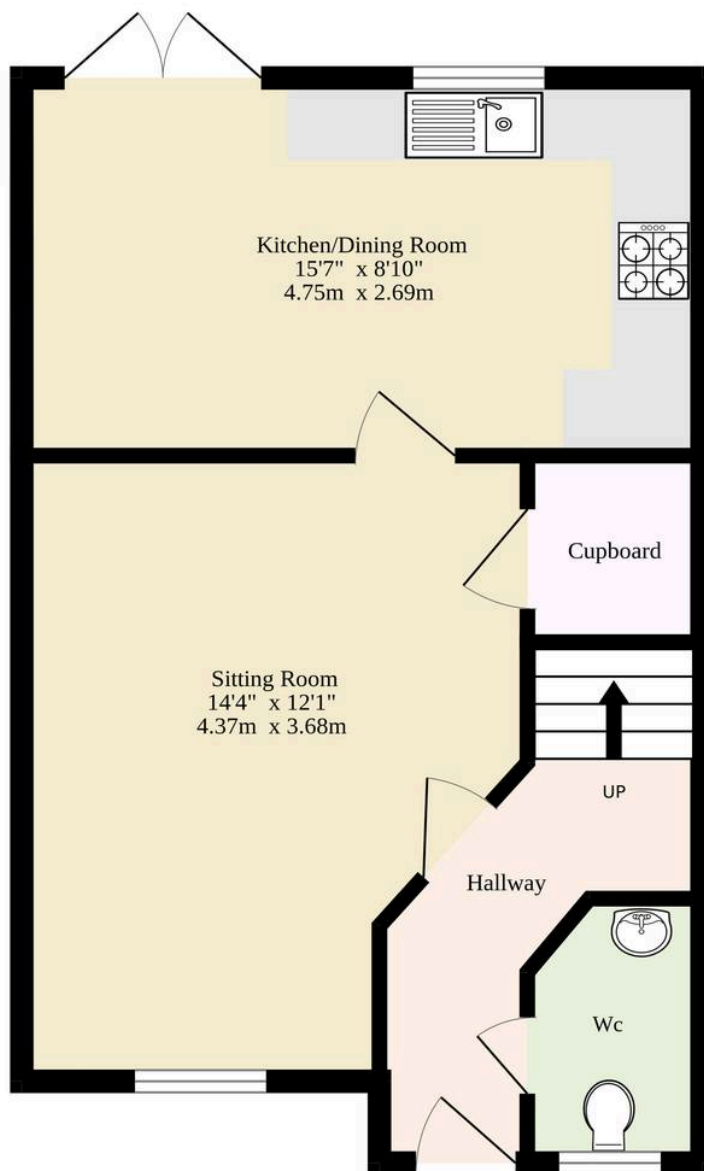
Sold Freehold

Connected to all mains services

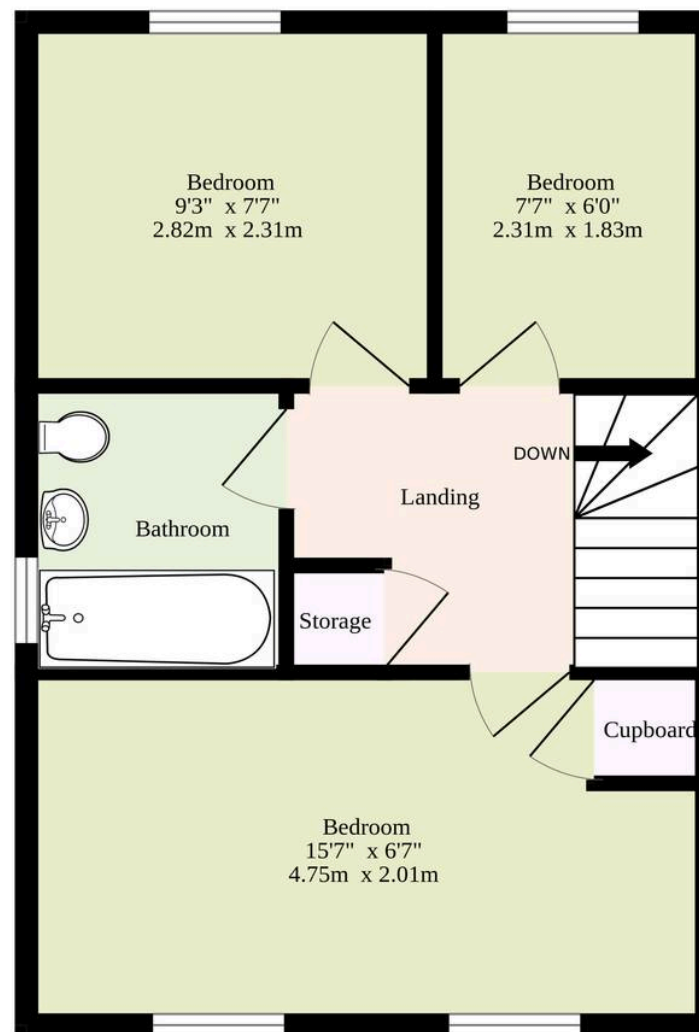


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Ground Floor
383 sq.ft. (35.6 sq.m.) approx.



1st Floor
364 sq.ft. (33.8 sq.m.) approx.



TOTAL FLOOR AREA : 747 sq.ft. (69.4 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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Minors & Brady
Your home, our market



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