



298 Blue Boar Lane

Sprowston, Norwich, NR7 8RZ



Minors & Brady



# 298 Blue Boar Lane

Norwich, Norwich

Offering generous living spaces and a garden perfect for relaxing or entertaining, this detached home in Sprowston combines everyday practicality with plenty of personality. Stained glass windows, built-in cabinetry, and a stylish family bathroom are just some of the touches that make it special. Council Tax band: C — Tenure: Freehold

## Location

Sprowston is one of Norwich's most sought-after suburbs, offering an excellent blend of convenience and character. A well-established community, the area boasts excellent local schools, shops, pubs, and leisure facilities. For commuters, Norwich city centre is just a short drive or bus journey away, while those who love the outdoors will appreciate easy access to the Norfolk Broads and surrounding countryside. It's a location that balances everyday practicality with plenty of charm.

## Agents Note

We understand the property will be sold freehold, connected to all mains services with mains services connected throughout.



M&B







## 298 Blue Boar Lane

This delightful detached home in Sprowston offers more than just space, it has warmth, charm, and thoughtful touches throughout.

The approach sets the tone, with a porch leading into a bright entrance hall, while the downstairs WC features a decorative stained glass window, adding a dash of character rarely seen in modern homes.

The heart of the property is the large lounge, where a feature fireplace and built-in cabinetry create a homely focal point. It's a room that feels instantly welcoming, whether you're relaxing at the end of the day or entertaining guests. Open-plan in design, the lounge flows into a generous kitchen/diner, fully fitted with an array of wall and base units and plenty of space for a family table, ideal for both everyday meals and lively gatherings. From here, the conservatory draws you out to the garden, a sunlit space where indoor and outdoor living meet.





## 298 Blue Boar Lane

Norwich, Norwich

Upstairs, three large bedrooms continue the feeling of space, each offering flexibility for family, guests, or home working. The stylish family bathroom is a real highlight, featuring a four-piece suite with both bath and separate shower — a practical and elegant space that requires no updating. The garden is a true retreat. A wide lawn is framed by lush trees and colourful borders, giving the space life and vibrancy, while a patio and secluded seating area invite you to enjoy the outdoors from spring through to autumn. To the front, a generous shingle driveway provides ample parking and leads to the garage.

With its unique details, welcoming spaces, and enviable garden, this Sprowston home is brimming with personality.

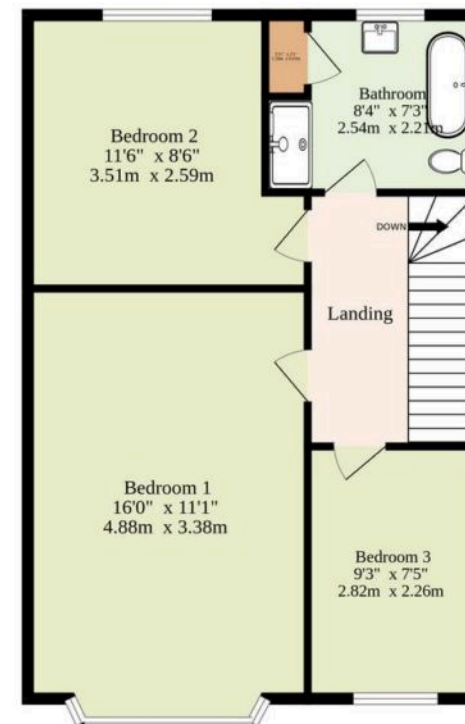


M&B

Ground Floor  
727 sq.ft. (67.5 sq.m.) approx.



1st Floor  
447 sq.ft. (41.5 sq.m.) approx.



Including Garage

TOTAL FLOOR AREA : 1174 sq.ft. (109.1 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.  
Made with Metropix ©2025



# 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*



wroxham@minorsandbrady.co.uk



01603 783088



6 Church Road, Wroxham, Norwich, NR12 8UG

CAISTER-ON-SEA | DEREHAM | DISS | NORWICH | OULTON BROAD | WROXHAM



## How can we support

- ✓ Residential Mortgages
- ✓ Protection & Insurance
- ✓ Buy-to-let (personal and limited company)



**Matt Waters**  
Senior Mortgage  
and Protection Advisor



**Victoria Payne**  
Mortgage and  
Protection Advisor

Scan to book your  
appointment today



T: 01692 531372  
E: [enquiries@norfolk-mortgages.co.uk](mailto:enquiries@norfolk-mortgages.co.uk)