



85 Mallard Way, Sprowston

Norwich



Minors & Brady

85 Mallard Way

This attractive three-bedroom mid-terraced home in Sprowston is available with a 45% shared ownership option, making it an ideal opportunity for first-time buyers to step onto the property ladder. Located on a quiet, well-kept estate, the home offers a modern and comfortable living environment perfect for couples or small families. The entrance hall leads to a bright and contemporary kitchen with ample storage and workspace. A spacious living and dining area at the rear provides a welcoming space for relaxing or entertaining, with direct access to the garden. Downstairs also benefits from a convenient cloakroom. Upstairs, there are three well-sized bedrooms, including a generous main bedroom with plenty of natural light. The modern family bathroom features a clean, neutral suite with a shower over the bath. Outside, the low-maintenance enclosed rear garden offers both a patio and artificial turf, ideal for year-round enjoyment. Completing the property are two allocated parking spaces and a charming red brick exterior that adds to its appeal.

- Offered at 45% shared ownership, ideal for first-time buyers seeking an affordable step onto the property ladder
- Situated in a highly regarded and peaceful Sprowston development
- Immaculately maintained throughout with a modern, neutral décor
- Energy-efficient home with double glazing and gas central heating
- **Disclaimer:**

This property is offered on a 45% shared ownership basis through a third-party provider. Lease details, rent and service charges are not held by the selling agent. Please contact us for further information and we will connect you with the relevant housing association for full terms and eligibility.

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The Location

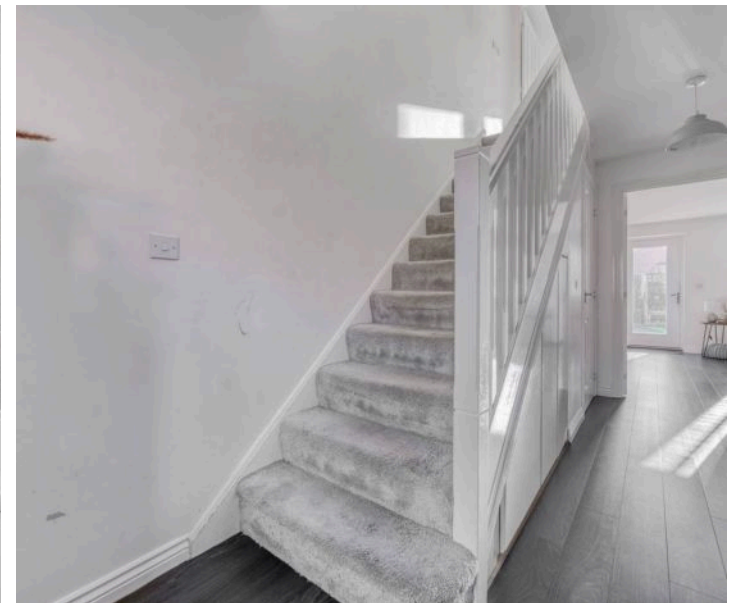
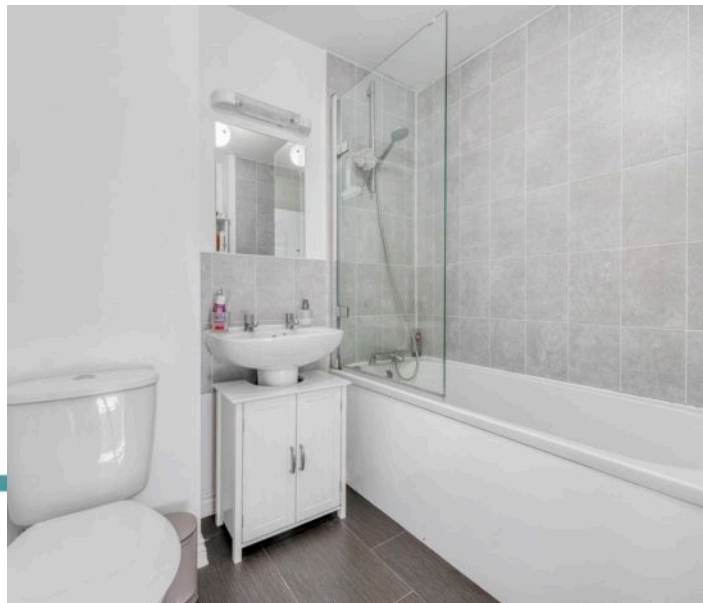
The property enjoys a fantastic position in the ever-popular and highly requested area of Sprowston, just two miles northeast of Norwich City Centre. This prime location perfectly combines suburban ease with excellent access into the city, where a vibrant mix of shops, restaurants, historic landmarks and leisure facilities await. From the charming Norwich Lanes to the iconic Cathedral, everything that makes the city special is within easy reach.

Sprowston itself has become increasingly favoured thanks to its strong sense of community and extensive local amenities. White House Farm stands out as a local gem, 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. Everyday convenience is well covered too, with both Tesco and Lidl just a short distance away, making it effortless to manage everything from the weekly shop to those last-minute essentials.

Families are particularly drawn to Sprowston for its excellent schooling options, with a selection of highly regarded primary and secondary schools all within easy reach. This, combined with the peaceful and well-established nature of the surrounding estate, makes it an ideal setting for young families, professionals and downsizers alike — anyone seeking a calm, community-driven environment without sacrificing accessibility.

Outdoor space is also well catered for, with numerous parks and green areas nearby offering great spots for walks, play, or weekend relaxation.

Commuters will appreciate the superb transport links, with quick access not only to the Northern Distributor Road (NDR) but also the A47, providing streamlined routes across the region and beyond. Whether travelling into Norwich's vibrant centre, heading out toward the Norfolk Broads, or exploring the coast, this location offers an enviable balance of convenience, comfort, and connection.



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85 Mallard Way

Sprowston, Norwich

Mallard Way, Sprowston

This beautifully presented three-bedroom mid-terraced home in the sought-after area of Sprowston offers an excellent opportunity to take that first step onto the property ladder with a 45% shared ownership option. Situated within a quiet and well-maintained estate, this home combines modern living with practicality and comfort, making it an ideal choice for couples, first-time buyers, or small families.

Upon entering, you are welcomed by a bright and inviting hallway that sets the tone for the rest of the property. To the front of the home, the contemporary kitchen provides plenty of cupboard space and work surfaces, offering an efficient layout perfect for everyday cooking.

The kitchen is designed to make the most of its space, with plumbing for both a washing machine and dishwasher, and a window overlooking the front aspect allowing for natural light throughout the day.

The spacious living and dining area sits at the rear of the property and provides a fantastic space for relaxing or hosting guests. The single rear door opens out to the garden, filling the room with natural light and creating a bright and airy atmosphere. A convenient downstairs cloakroom adds further practicality to the ground floor layout.



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Upstairs, the property offers three well-proportioned bedrooms, each with ample room for furniture and storage. The main bedroom is a particularly generous size, featuring two windows to the front that make the space feel light and open. The family bathroom is fitted with a modern white suite including a bath with shower over, wash hand basin and WC.

The rear garden has been designed for low maintenance and year-round enjoyment. It includes a paved patio area ideal for outdoor dining and entertaining, complemented by an area of artificial turf that provides a neat, green finish without the upkeep.

The garden is fully enclosed, making it a safe and private space for both children and pets. Externally, the home benefits from a classic red brick façade that gives it timeless kerb appeal, as well as two allocated parking spaces located conveniently close to the property.

*This property is available on a shared ownership basis. Please note that eligibility criteria apply and purchasers must meet specific requirements set by the housing provider. This may include income thresholds, residency status and other affordability assessments.

If you are interested in purchasing this property, we strongly recommend contacting us to discuss your eligibility and to begin the application process. All interested parties will be required to register and be approved by the relevant housing association or shared ownership provider prior to any offer being considered.*

Agents Note

Sold Leashold (125 years remain)

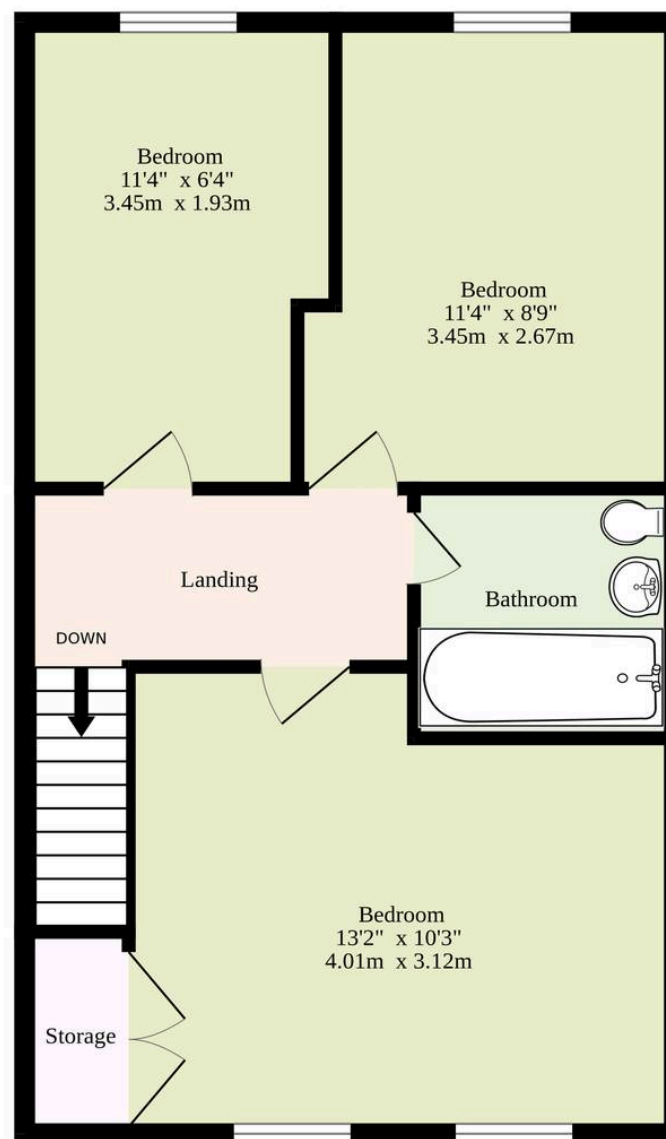
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Ground Floor
430 sq.ft. (39.9 sq.m.) approx.



1st Floor
388 sq.ft. (36.0 sq.m.) approx.



TOTAL FLOOR AREA : 818 sq.ft. (76.0 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?

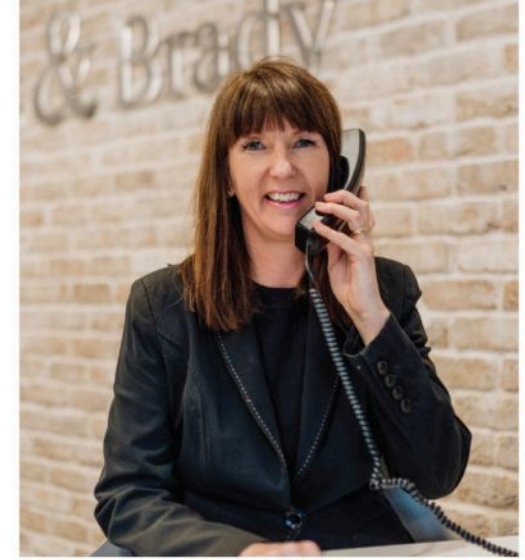
Let's make it a *reality*



Meet *Abi*
Branch Partner



Meet *Karol*
Property Valuer



Meet *Claire*
Aftersales Team Leader

Minors & Brady

Your home, our market



wroxham@minorsandbrady.co.uk



01603 783088



6 Church Road, Wroxham, Norwich, NR12 8UG

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