



11 Adcock Drive, Sprowston

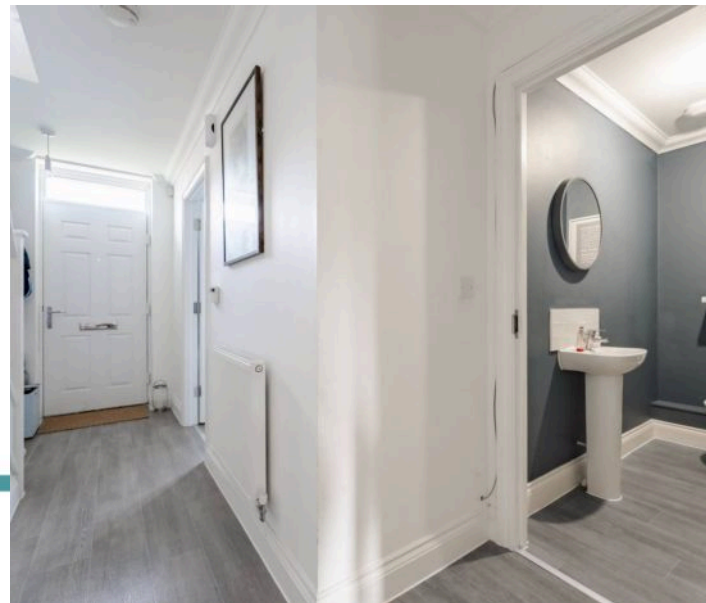
Norwich



Minors & Brady

Overlooking a peaceful green space, this Sprowston townhouse immediately sets a calm and welcoming tone. Versatility is at the heart of the home, with three floors offering adaptable rooms suited to modern family life. The ground level provides practical convenience, from driveway parking to an additional room ideal for working from home or hosting guests. A spacious kitchen dining area forms the social hub, offering a warm backdrop for everyday living. The middle floor creates a bright setting with a generous sitting room with dual-windows that is perfect for unwinding or entertaining. An ensuite bedroom on this level enhances flexibility for families or visiting friends. The top floor continues the comfort, providing two further bedrooms and well-arranged bathroom facilities. Outside, a private and neatly landscaped garden offers a quiet place to relax or for children to play safely. Altogether, it's a well-balanced Sprowston home that blends comfort, practicality and thoughtful design.

- Peaceful green-space outlook, offering a calm and attractive setting
- Three flexible floors of living, ideal for modern, adaptable lifestyles
- Spacious kitchen dining hub, perfect for cooking, gathering and everyday family life
- Bright middle-floor sitting room with dual windows and plenty of relaxation space
- Multiple ensuite bedrooms, adding comfort and convenience for families or guests
- Ground-floor versatility, with a study/guest room ready to suit your needs
- Private driveway and garage, providing secure parking and valuable storage
- Thoughtfully styled interiors, with cohesive décor and family-friendly finishes
- Low-maintenance landscaped garden, great for outdoor dining and play



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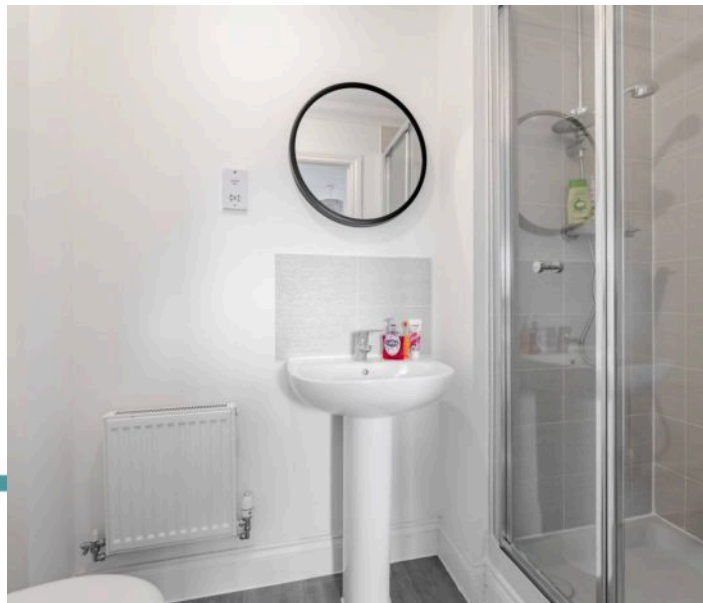
The property enjoys a fantastic position in the ever-popular and highly requested area of Sprowston, just two miles northeast of Norwich City Centre. Sprowston is a well-established and convenient area, offering an excellent balance of local amenities, transport links, and green spaces. The area has become increasingly favoured thanks to its strong community feel and extensive facilities.

White House Farm is a standout, featuring a renowned farm shop, traditional butchery, café and on-site beauty and hairdressing salons, creating a lovely lifestyle hub right on your doorstep. It's also home to an outstanding nursery for younger children, while for older years or other options, Sprowston Academy and Sparhawk provide excellent local education. Everyday shopping is particularly convenient, with a Tesco Express, Tesco Extra, Lidl, and Aldi all within easy reach. The nearby Salhouse Road Retail Park adds further convenience, hosting popular stores such as Dunelm, Pets at Home, several furniture outlets and a Costa Coffee.

For leisure and recreation, residents can enjoy the nearby Sprowston Recreation Ground and Park, ideal for walks and family time outdoors, while Mousehold Heath, a vast stretch of woodland and heathland, is just a short drive away, perfect for longer walks or enjoying sweeping views across the city.

Just a couple of miles away, Norwich City Centre offers a vibrant mix of shops, restaurants, historic landmarks and leisure facilities. Commuters benefit from straightforward access to the Norwich Northern Distributor Road (NDR), providing convenient links to the A47 and surrounding areas, while regular bus services along Wroxham Road and a nearby Park and Ride make travelling into the city centre easy.

For more extensive leisure and entertainment, residents can head towards Riverside, home to a fantastic choice of restaurants, bars, and a cinema complex, as well as Norwich Train Station.



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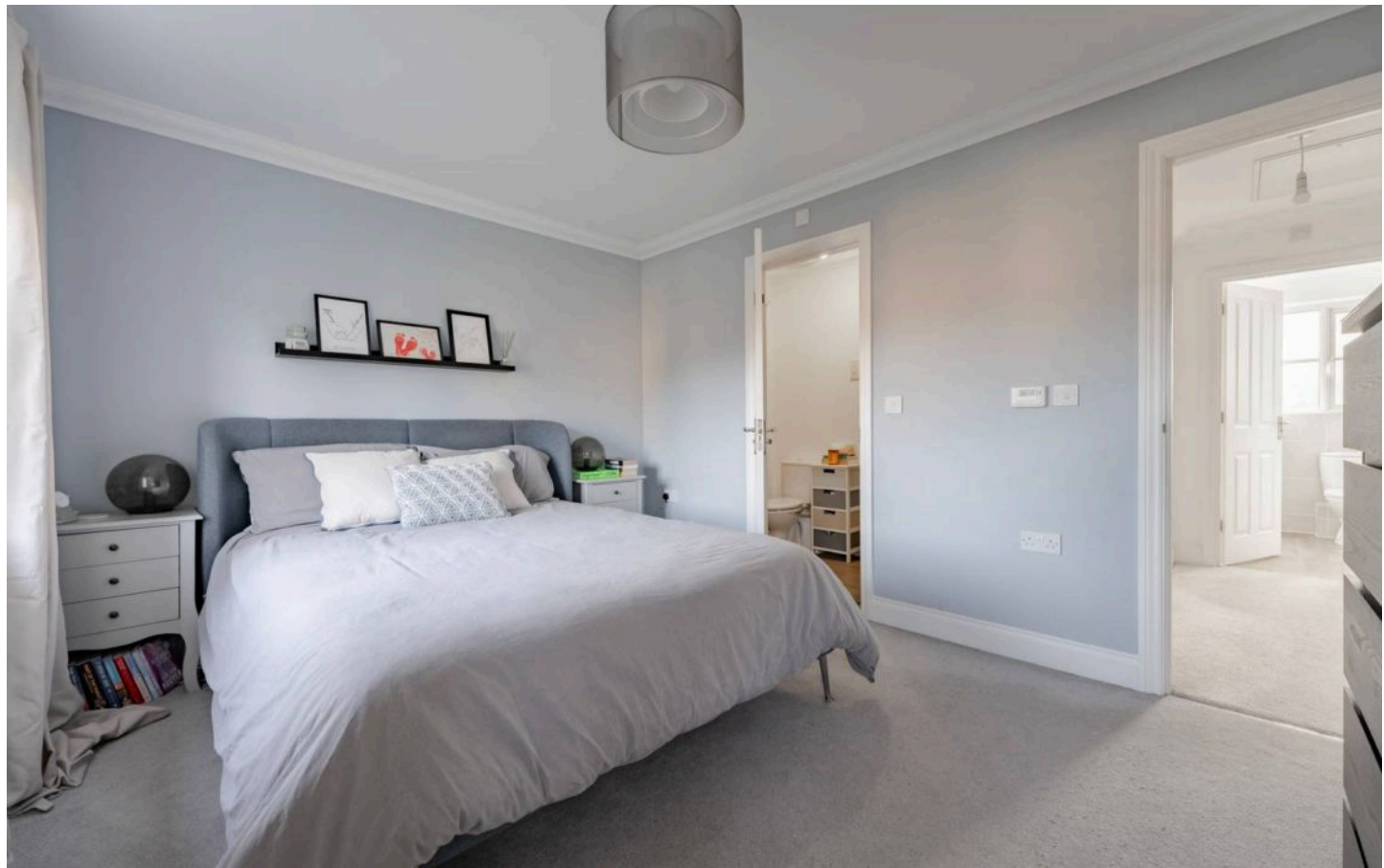
This three to four bedroom townhouse is set across three floors of versatile living space and enjoys a pleasant outlook over a green space. The property benefits from a driveway and a garage, providing convenient off-street parking and additional storage options.

On the ground floor, the welcoming entrance hall draws you into the home and leads to a WC, which features a smart dark blue theme, along with a useful storage area adjacent. There is a flexible room that can function as a study or an extra bedroom, currently arranged by the vendors, offering adaptable space to suit your needs.

The kitchen dining room is a great size and provides a practical and comfortable setting for cooking and family life. Light cabinetry is paired with wooden surfaces, complemented by chrome fixtures and ample space for appliances. The cohesive blue theme continues here and there is plentiful room for a family dining table, creating a relaxed and sociable atmosphere.

Ascending to the middle floor, you will find a bright and inviting sitting room with double windows that allow plenty of natural light to flow in. This generous space offers room for a variety of sofa arrangements and is perfect for relaxing or entertaining.

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Also on this level is a well proportioned bedroom with its own ensuite shower room, accompanied by landing space that enhances the layout and ease of movement through the home.

The top floor comprises two further bedrooms, and all rooms throughout both levels are carpeted for a soft and comfortable feel underfoot. One of the bedrooms benefits from its own ensuite, while the other is served by a family bathroom.

The rooms have been thoughtfully decorated to suit the vendors' needs, including charming children's rooms that showcase how easily the home can adapt to family life.

Outside, the property features a well enclosed and well maintained landscaped garden with a patio area and a raised lawn. This quiet outdoor space is ideal for dining, relaxing and allowing children and pets to roam freely.

The townhouse is presented in excellent condition, reflecting careful upkeep and attention to detail throughout. With its inviting atmosphere and practical layout, it offers a truly lovely and down-to-earth family home.

Agents Note

Sold Freehold

Disclaimer: The property being listed is owned by a member of Minors and Brady.

Connected to all mains services.

Maintenance: £100 paid annually



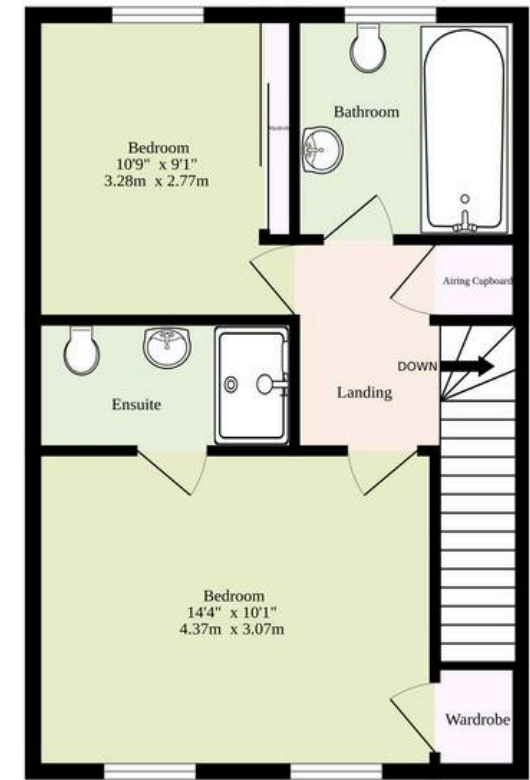
Ground Floor
492 sq.ft. (45.7 sq.m.) approx.



1st Floor
398 sq.ft. (37.0 sq.m.) approx.



2nd Floor
362 sq.ft. (33.6 sq.m.) approx.



Including Garage

TOTAL FLOOR AREA : 1252 sq.ft. (116.3 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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Branch Partner



Meet *Karol*
Property Valuer



Meet *Claire*
Aftersales Team Leader

Minors & Brady

Your home, our market



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