



34 Stonehouse Road, Norwich

Norwich



Minors & Brady

34 Stonehouse Road

This welcoming three-bedroom home in sought-after Sprowston offers a comfortable and practical setting for modern family living. The full-length lounge creates a bright, sociable space ideal for relaxing or entertaining. A warm, wooden-style kitchen/diner provides plenty of room for cooking, gathering, and everyday routines. The conservatory adds a peaceful spot to enjoy garden views all year round. Upstairs, the well-proportioned bedrooms and thoughtful storage help keep life organised. The private rear garden, with its lawn and patio, is perfect for outdoor dining, children's play, or unwinding in the fresh air. Off-road parking adds valuable convenience for busy households. With its generous layout and access to Sprowston's local amenities, green spaces, and community feel, this home offers an appealing blend of comfort and lifestyle.

- Sought-after Sprowston location with excellent local amenities
- Spacious full-length lounge ideal for family living and entertaining
- Warm wooden-style kitchen/diner with generous storage and appliance space
- Bright conservatory offering year-round garden views
- Three well-proportioned bedrooms
- Family bathroom with separate WC
- Thoughtful storage throughout, including landing cupboards
- Private, fully enclosed rear garden with lawn and patio
- Off-road parking to the front
- Double glazing and gas central heating for comfort and efficiency





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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. 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. 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.



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34 Stonehouse Road

Norwich, Norwich

Stonehouse Road, Sprowston

Located in the sought-after area of Sprowston, this well-proportioned three-bedroom home offers comfortable family living with a practical layout and plenty of potential. The property provides generous room sizes throughout, including a spacious lounge that runs the full length of the home, creating an inviting space for both relaxation and entertaining.

A separate kitchen/diner features a warm, wooden-style finish with ample storage, generous workspace, and plenty of room for appliances, as well as space for a family dining table. From here, you can access the bright conservatory, which enjoys views over the rear garden and provides a seamless connection between indoor and outdoor areas.

A cloakroom on the ground floor adds further everyday convenience.

Upstairs, the property features three bedrooms, all served by a family bathroom and a separate WC. Storage has been thoughtfully incorporated, with cupboards positioned off the landing to help maintain an uncluttered feel.

Outside, the home offers off-road parking to the front, while the rear garden is fully enclosed and private. It is largely laid to lawn and complemented by a generous patio area, ideal for outdoor seating, dining, or play space. The property also benefits from double glazing and gas central heating.

Agents Note

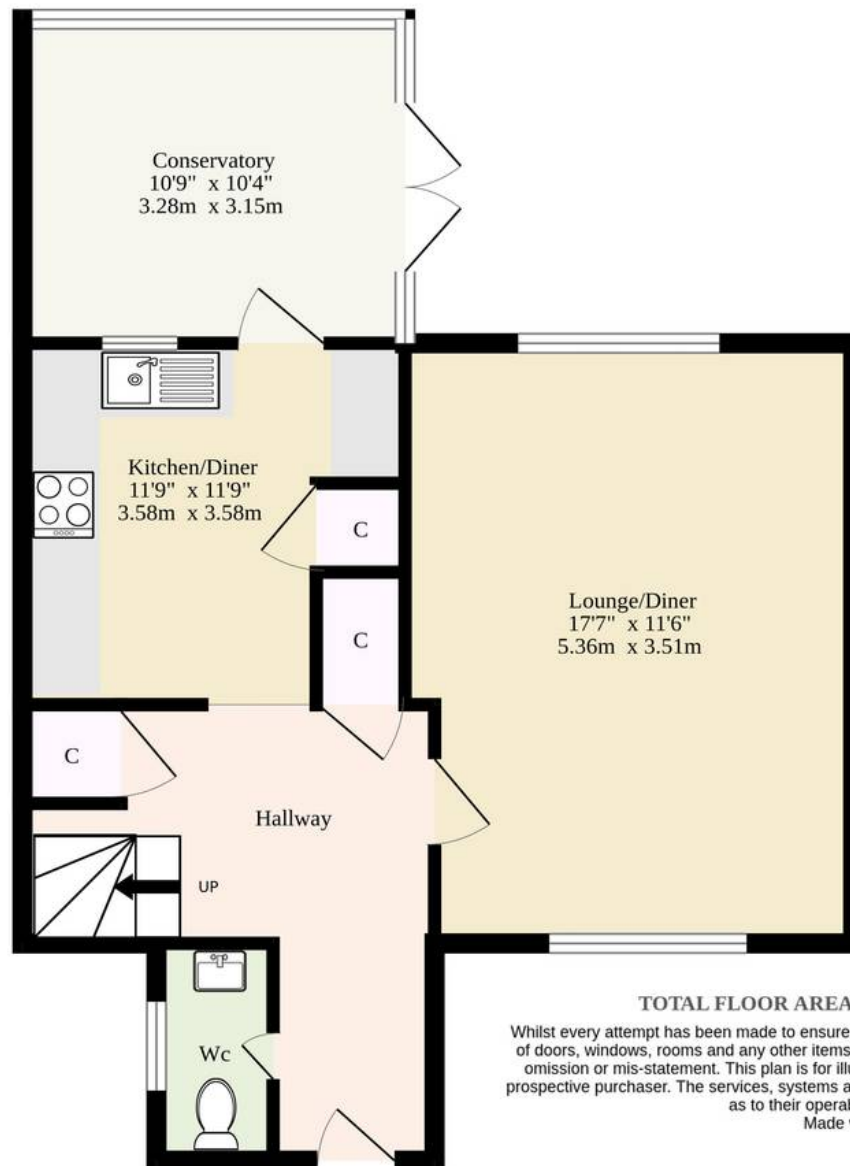
Sold Freehold

Connected to all mains services.

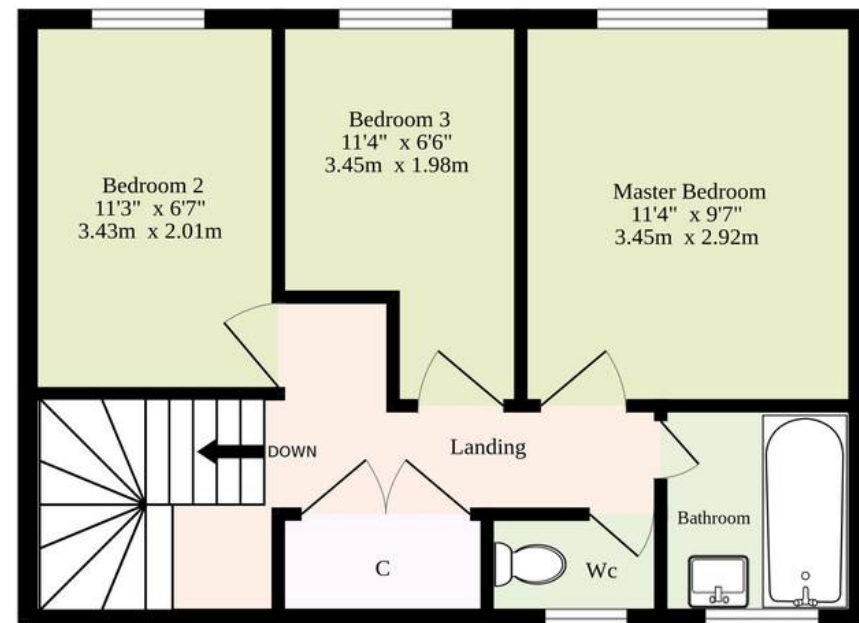


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Ground Floor
675 sq.ft. (62.7 sq.m.) approx.



1st Floor
474 sq.ft. (44.0 sq.m.) approx.



TOTAL FLOOR AREA : 1149 sq.ft. (106.7 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?

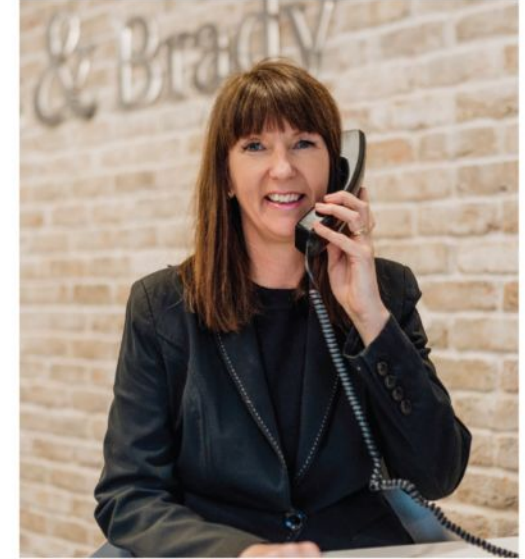
Let's make it a *reality*



Meet *Abi*
Branch Partner



Meet *Karol*
Property Valuer



Meet *Claire*
Aftersales Team Leader

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Your home, our market



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