



17 Swan Lane, Sprowston

Norwich



Minors & Brady

17 Swan Lane

Sprowston, Norwich

Set on a generous corner plot in a quiet Sprowston cul-de-sac, this detached home feels welcoming from the moment you arrive. Light fills the dual-aspect living room, which opens through double doors into a modern kitchen and dining area, with French doors leading out to the garden. Upstairs, four bedrooms offer comfort and privacy, ready to be tailored to individual tastes, while the master has its own en-suite and the family bathroom features a sleek three-piece suite. Outside, a fully enclosed garden and a wide driveway provide space for relaxing, entertaining, and everyday life, all within the peaceful surroundings of Manor Park.



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Sprowston, Norwich

- Detached residence positioned on a generous corner plot in a quiet cul-de-sac within the sought-after Manor Park estate
- Family home that is ready for you to adapt to your own preferences and style
- Welcoming entrance hall leading to a bright, dual-aspect living room with plenty of natural light
- Modern kitchen and dining area with high-quality gloss cabinetry, integrated double oven, induction hob, dishwasher, and fridge/freezer
- French doors from the dining area providing seamless access to the rear garden, suitable for summertime hosting
- Utility room with WC offering practical space for laundry and household tasks
- Versatile study ideal for working from home or hobbies
- Four well-proportioned bedrooms offering comfort, privacy, and scope for personalisation
- A private en-suite and a family bathroom, both mirroring the same modern fixtures and fittings
- Fully enclosed rear garden with a lawn and patio area, plus a wide driveway providing parking for multiple vehicles and a garage for storage options



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Location

Swan Lane in Sprowston enjoys a highly convenient and well-connected location within this thriving Norfolk town, offering residents a mix of suburban calm and practical amenities. The area is within easy reach of everyday shopping needs, with supermarkets such as Tesco and Lidl, local convenience stores, and a selection of cafes and eateries providing a variety of options. For families, education is readily accessible, with several primary schools close by, including Sprowston Infant and Junior Schools, and Sprowston Community Academy, the town's main secondary school, located less than a mile from Swan Lane.

Green spaces and recreational facilities are a notable feature of the area. Sparhawk Park, with its mature trees and open areas, provides a beautiful environment for walking, jogging, or relaxing, while Sprowston Recreation Ground offers sports pitches, tennis courts, and children's play areas, supporting an active community lifestyle. Nearby, the Sprowston Manor Hotel & Golf Club adds further leisure opportunities, combining golf, dining, and social events in a historic setting.

Transport links are strong and varied. Regular bus services connect Swan Lane to Norwich city centre and surrounding areas, including the Sprowston Park & Ride for added convenience. The town's road network ensures easy access to the A1151 and A47, facilitating travel across Norfolk and beyond. For those seeking a balance of suburban living, family-friendly amenities, green space, and accessible transport, Swan Lane provides a location that is both practical and appealing.

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A welcoming entrance hall sets the tone, leading into a bright, dual-aspect living room. Double doors open seamlessly into an impressive kitchen/dining area at the rear, designed for both everyday living and entertaining. The kitchen features high-quality gloss cabinetry and integrated appliances including a double oven, induction hob, dishwasher, and fridge/freezer. The dining area enjoys French doors opening onto the garden, creating a natural flow between indoor and outdoor living, while internal double doors connect effortlessly to the living room.

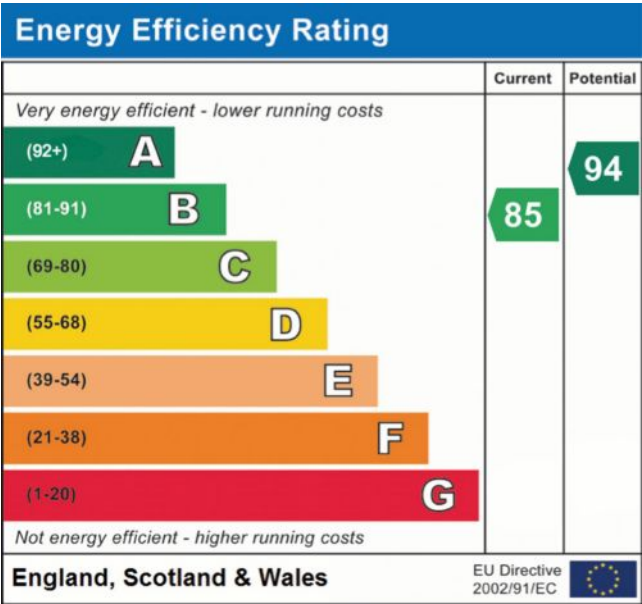
The ground floor also benefits from a utility room with WC, ideal for laundry and household tasks, alongside a versatile study, perfect for working from home or hobbies.

Upstairs, a central landing leads to four well-proportioned bedrooms, each offering comfort and privacy, ready for personalisation to suit individual tastes. The master suite includes a modern en-suite shower room, while the contemporary family bathroom comprises a sleek three-piece suite, providing a stylish and practical space for everyday use.

Outside, a wide brick weave driveway provides parking for up to three vehicles and access to the garage. The rear garden is fully enclosed, featuring a well-kept lawn and a patio area, an ideal space for al fresco dining, relaxation, and family enjoyment.

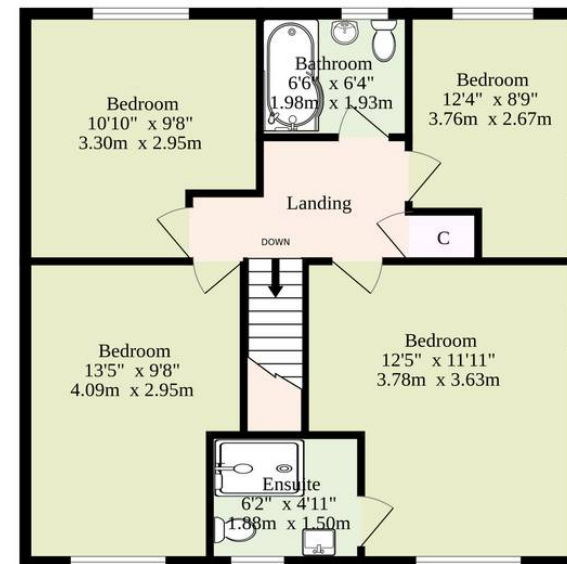
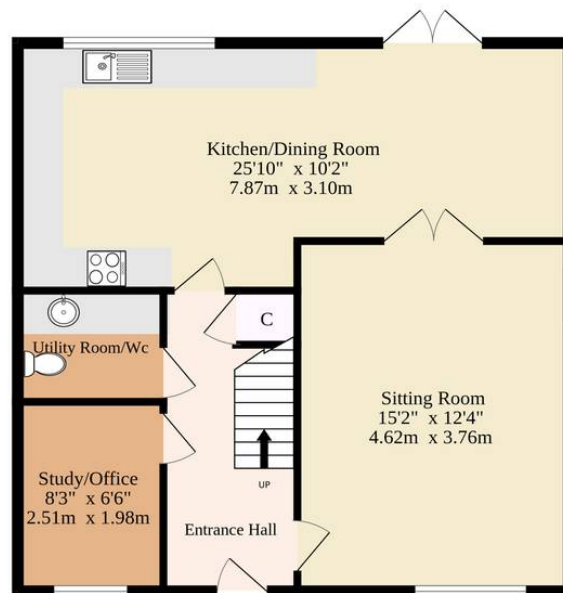
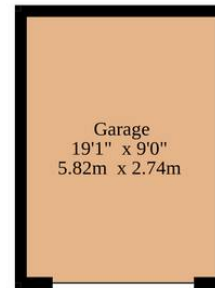
Agents note

Freehold



Ground Floor
789 sq.ft. (73.3 sq.m.) approx.

1st Floor
630 sq.ft. (58.5 sq.m.) approx.



Total Sqft Includes The Garage

TOTAL FLOOR AREA : 1419 sq.ft. (131.8 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?

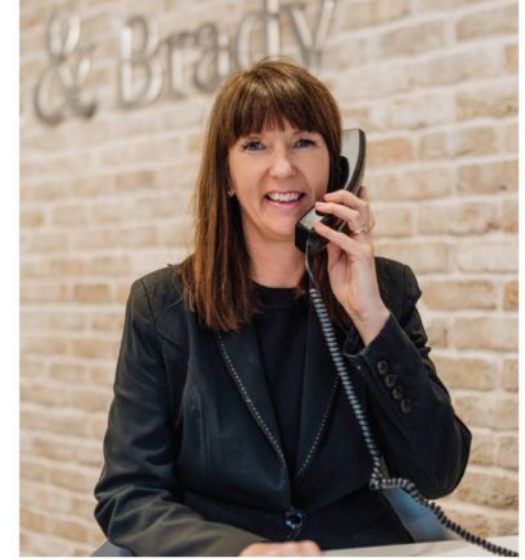
Let's make it a *reality*



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Meet *Karol*
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Meet *Claire*
Aftersales Team Leader

Minors & Brady

Your home, our market



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