



49 Stonehouse Road, Sprowston

Norwich

Minors & Brady



# 49 Stonehouse Road

Sprowston, Norwich

This bright, airy semi-detached bungalow in the popular Sprowston area of Norwich offers everything you need on one level, making it perfect for downsizing or anyone seeking single-level living. Ready to move straight into with a brand-new boiler, the home features a spacious sitting room that flows into a dining area, and a sun-filled garden room overlooking a well-kept garden, ideal for relaxing or entertaining. Two double bedrooms, a versatile garage and workshop, and off-road parking complete the picture, combining practicality with a welcoming, comfortable lifestyle.

## Agents note

Freehold



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# 49 Stonehouse Road

Sprowston, Norwich

- No chain!
- Brand-new boiler
- Semi-detached bungalow positioned in the popular area of Sprowston, in the vibrant city of Norwich
- Ready for you to move straight into, suitable for someone looking to downsize or if you require a single-level layout
- Spacious sitting room that opens into a dining area, inviting relaxation and entertaining
- Kitchen fitted with cabinetry, a freestanding oven and under-counter areas for appliances
- Large garden room with French doors and floor-to-ceiling windows that fill the room with an abundance of natural light, whilst offering views of the garden
- Two double bedrooms offering comfort and privacy, along with a bathroom comprising of a three-piece suite
- A private, generous sized garden that is well-maintained, featuring a patio for seating arrangements, a laid to lawn, mature trees, hedging and a summerhouse
- A driveway providing off-road parking for multiple vehicles, along with a detached garage and a gym/workshop that can be converted to suit your own requirements



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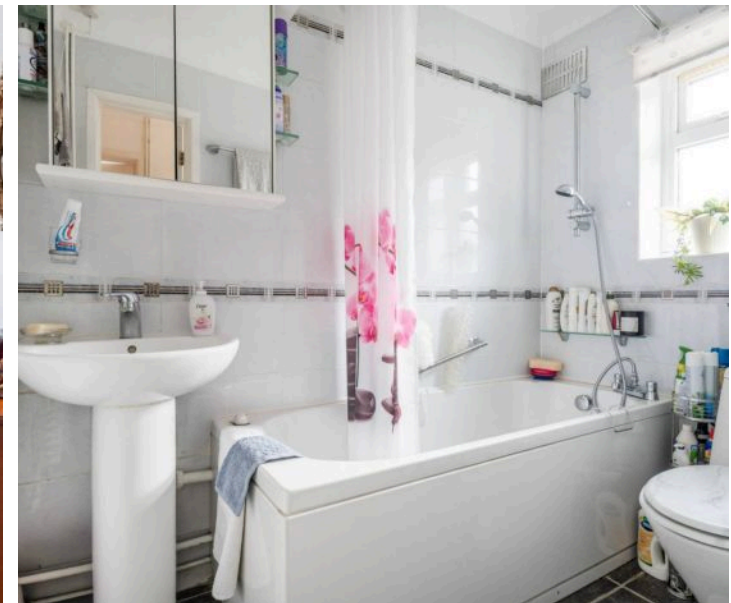
# 49 Stonehouse Road

Sprowston, Norwich

## Location

Stonehouse Road is situated in the well-established suburb of Sprowston, just to the north-east of Norwich city centre, approximately 2 miles away, making the city easily accessible by car, bus, or bicycle. The area is primarily residential, offering a peaceful, community-focused environment while remaining close to essential amenities. Local shopping options are convenient, with small parades of shops along nearby roads, supermarkets such as Tesco and Lidl, and easy access to larger retail centres in Sprowston and Norwich.

Families benefit from several schools within close proximity, including Sprowston Infant School, Sprowston Junior School, and Sprowston Community Academy, all of which are a short walk or drive from the road. Transport links are strong, with regular bus services to the city and surrounding areas, while main roads provide swift access to the A47 and wider Norfolk region. The neighbourhood also offers nearby green spaces, including Sprowston Recreation Ground and local parks, supporting an active, outdoor-focused lifestyle while remaining close to the cultural and social amenities of Norwich.





# 49 Stonehouse Road

Sprowston, Norwich

This charming semi-detached bungalow is perfectly positioned in the sought-after area of Sprowston, within the vibrant city of Norwich. Ready to move straight into, it offers an ideal solution for those looking to downsize or anyone seeking the convenience of a single-level layout, complete with a brand-new boiler for peace of mind.

Step inside to a welcoming entrance hall, bright and airy, leading into a spacious sitting room that flows seamlessly into a dining area, perfect for both relaxing evenings and entertaining friends and family. The kitchen is thoughtfully fitted with cabinetry, a freestanding oven, and under-counter spaces for appliances, combining functionality with style.

A standout feature of this home is the large garden room, with French doors and floor-to-ceiling windows that flood the space with natural light while framing serene views of the garden. Two double bedrooms provide comfortable, private retreats, complemented by a bathroom with a three-piece suite.

The property showcases a generous, private garden, beautifully maintained and designed for outdoor living. A patio offers space for seating and dining, while the lawn, mature trees, hedging, and summerhouse create a beautiful backdrop for relaxation or entertaining.

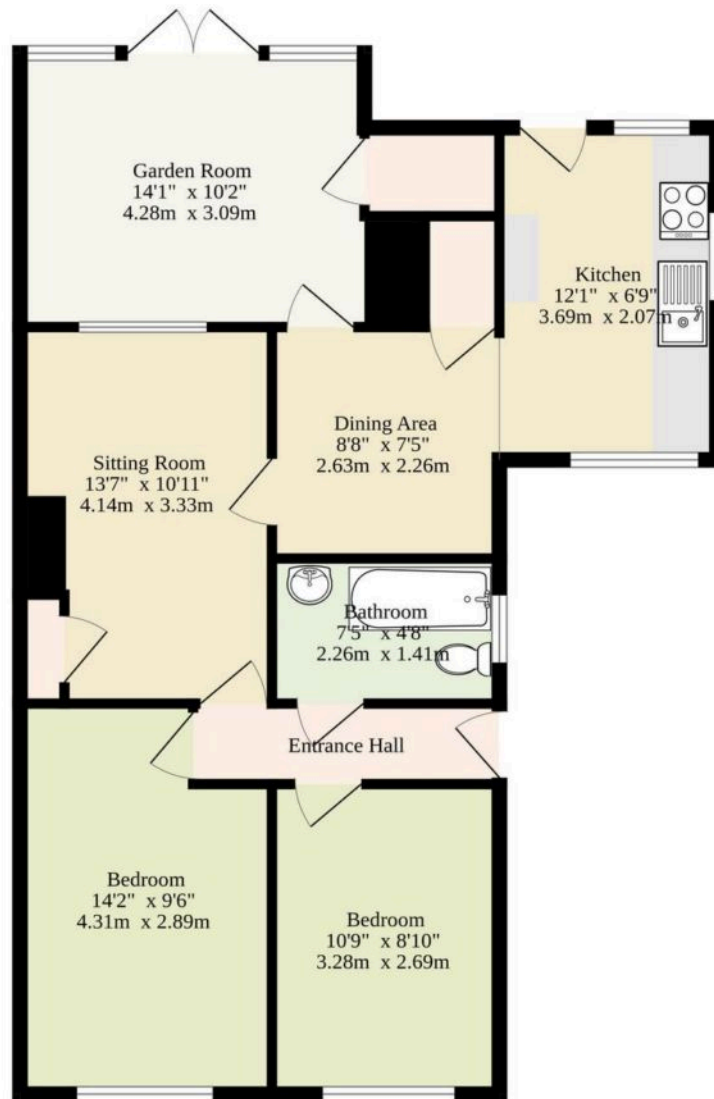
Practicality is also key, with a gated driveway offering off-road parking for multiple vehicles, a detached garage, and a versatile gym/workshop with electric that can be adapted to suit your own requirements.

This bungalow combines comfort, functionality, and lifestyle, creating a home where you can truly enjoy all that Sprowston and Norwich have to offer.

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**Ground Floor**  
790 sq.ft. (73.4 sq.m.) approx.



Total Sqft Includes The Garage & Gym/Workshop

TOTAL FLOOR AREA : 790 sq.ft. (73.4 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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Branch Partner



Meet *Karol*  
Property Valuer



Meet *Claire*  
Aftersales Team Leader

# Minors & Brady

*Your home, our market*



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