



84 Spencer Road, Norwich  
Norwich

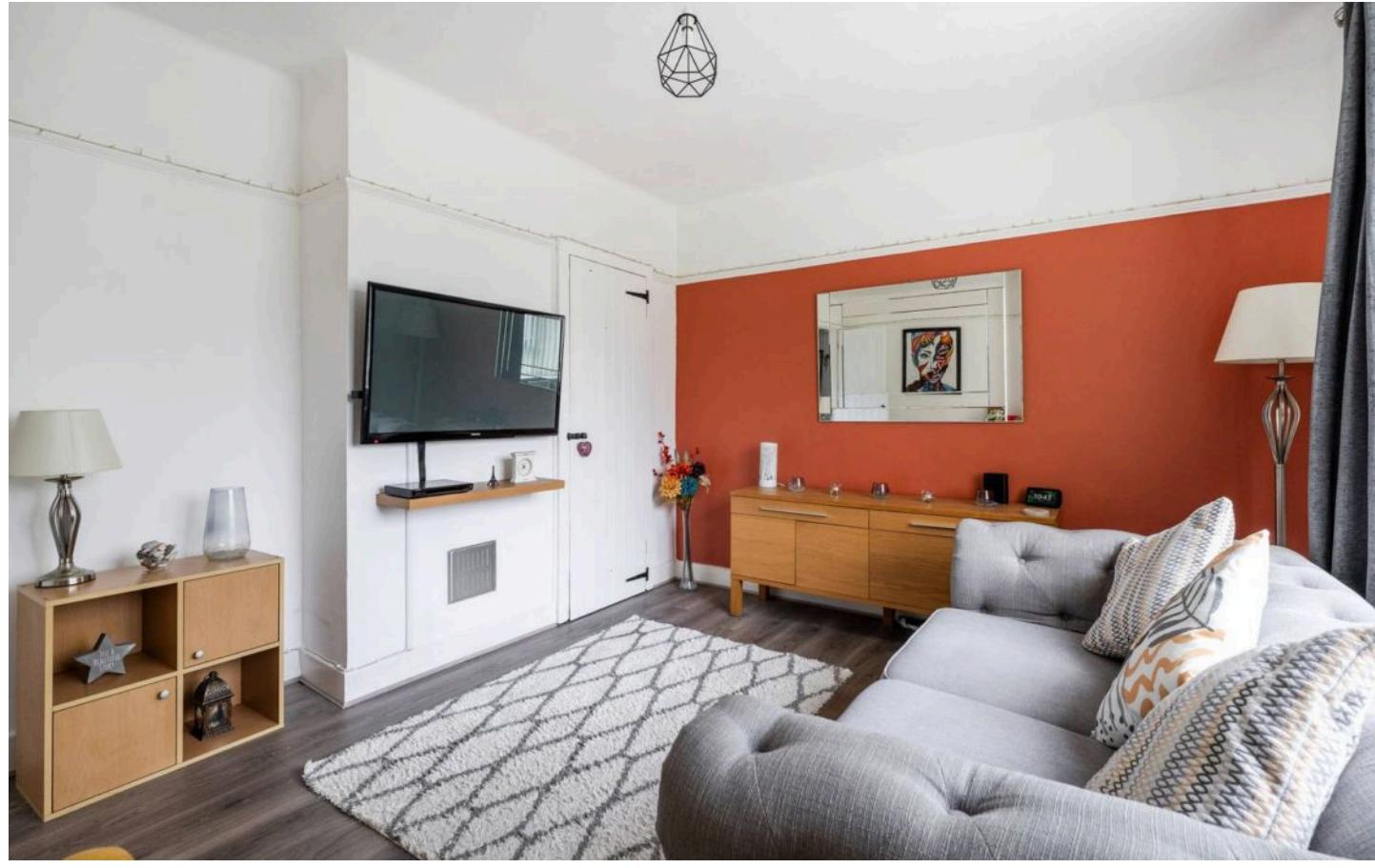


Minors & Brady

# 84 Spencer Road

Set beyond first impressions, this well-presented two-bedroom home offers a practical and comfortable layout suited to modern living. The property opens into a welcoming entrance hall that leads through to a bright sitting room positioned at the front, overlooking a play park opposite. To the rear, the L-shaped kitchen diner provides ample workspace, room for appliances, and space to dine, supported by a separate pantry for additional storage. A rear lobby adds further functionality and provides access to the garden. Upstairs, there are two genuine double bedrooms, both well proportioned and benefiting from built-in or available storage. The modern bathroom is finished in a clean, contemporary style. Outside, the low-maintenance garden features decked and patio areas, ideal for everyday use with minimal upkeep.

- Two-bedroom home with a clear and practical layout across two floors
- Front-facing sitting room with natural light and outlook over a nearby play park
- Spacious L-shaped kitchen diner with good worktop space and room for appliances
- Separate pantry providing valuable additional storage off the kitchen
- Rear lobby offering extra practicality and access to the garden
- Two well-proportioned double bedrooms with storage throughout
- Modern bathroom finished in a contemporary and neutral style
- Low-maintenance garden designed with decked and patio seating areas
- Well presented throughout and suited to a range of buyers including first-time purchasers and downsizers





M&B

# 84 Spencer Road

## The Location

Positioned within the village of Old Catton, offering an ideal merge of rural and modern convenience. Located just a short 45-minute walk or a 15-minute drive from the vibrant city of Norwich, residents of The Warren enjoy a peaceful, countryside lifestyle with the added benefit of easy access to the city's rich array of amenities.

The village is superbly connected, with excellent bus services linking to Norwich and nearby areas, ensuring commuting and access to local attractions. For those who prefer rail travel, the nearby train station offers direct connections to major cities, including London's Liverpool Street, with an impressive journey time of just 90 minutes.

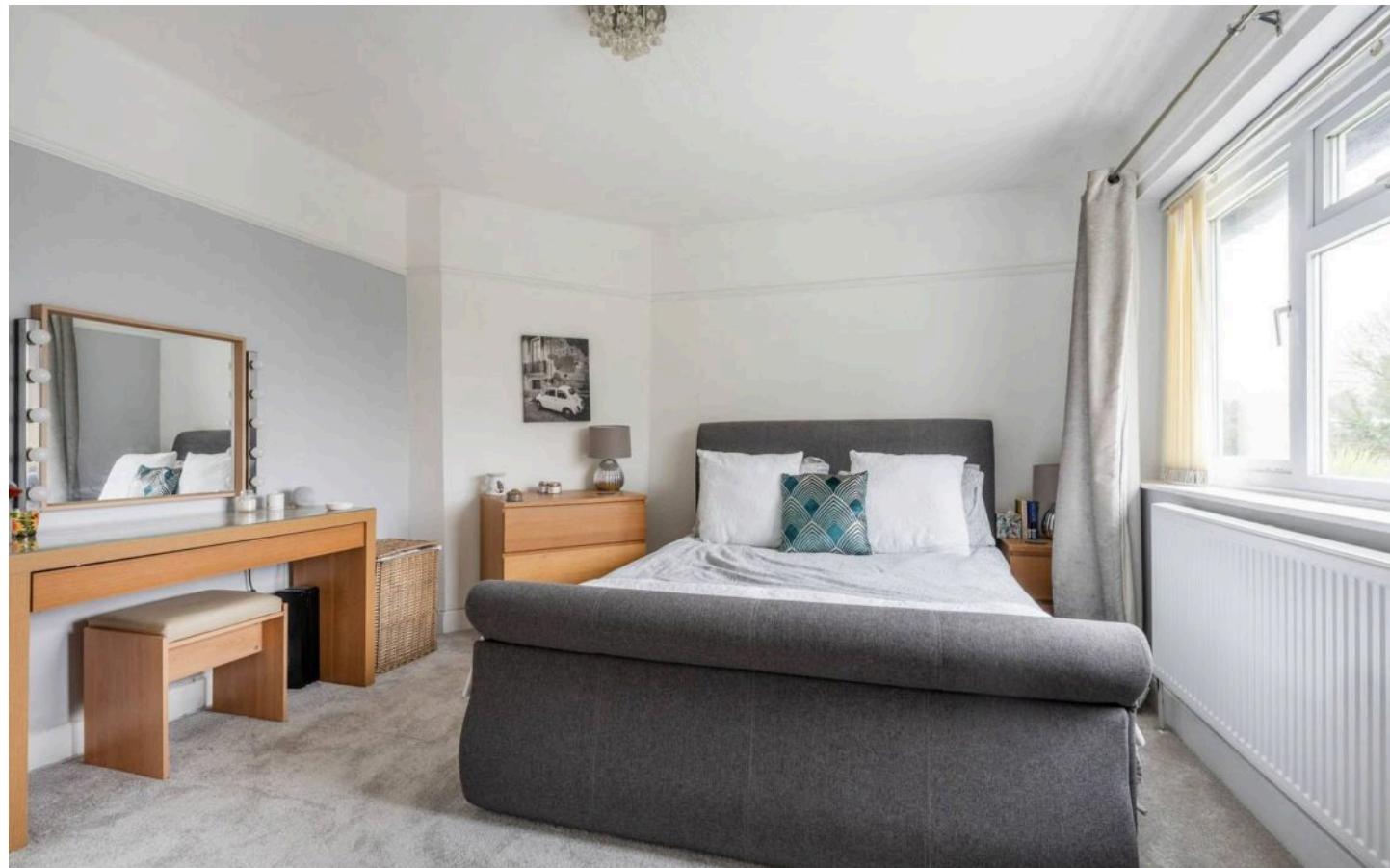
In addition, Norwich International Airport, only 2 miles away, serves as a gateway to numerous UK destinations, including Amsterdam, Malta, Portugal and the Canaries.

A significant highlight is the 70-acre Old Catton Park. This conservation area offers a picturesque landscape that evolves with the seasons, making it an ideal setting for leisurely dog walks or simply enjoying the outdoors.

Each Saturday, the park hosts a Parkrun, adding to the sense of community and offering a fun way to stay active.

Spencer Road, Old Catton

This well-presented two-bedroom home offers comfortable and stylish living, ideal for first-time buyers, downsizers, or investors alike. The property is thoughtfully laid out and maintained to a high standard throughout, creating a welcoming and practical living environment.



**M&B** —

# 84 Spencer Road

Upon entering, the entrance hall provides a useful introduction to the home with access to the main living areas and additional storage. The sitting room is bright and inviting, offering a relaxing space to unwind, while enjoying views to the front of the property, directly opposite a children's play park.

To the rear, the spacious kitchen diner is designed in an L-shape and offers ample worktop and cupboard space, with room for appliances and space for dining. A separate pantry adds valuable storage, keeping the kitchen clutter-free. Beyond the kitchen, a rear lobby provides further practicality and access to the garden.

Upstairs, the property features two generous double bedrooms, both well-proportioned and offering excellent storage options. The modern bathroom is finished to a contemporary standard, complete with stylish fittings and a clean, neutral design.

Externally, the low-maintenance garden area is ideal for outdoor living and entertaining, featuring a combination of decking and patio areas. This private space is perfect for relaxing or dining outdoors with minimal upkeep required.

Overall, this attractive home is well presented throughout, offers excellent storage, and benefits from a family-friendly location opposite a play park, making it a fantastic opportunity for a wide range of buyers.

## Agents Note

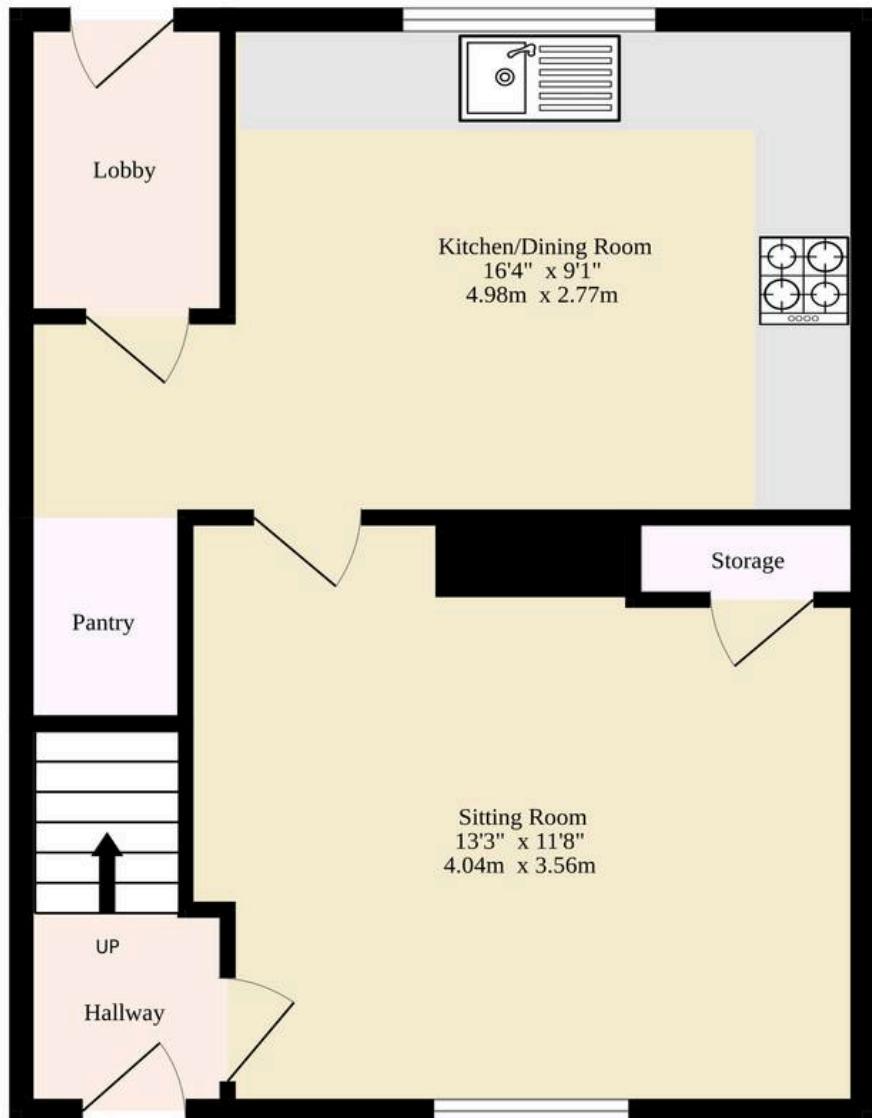
This property will be sold freehold.

Connected to mains water, electricity, gas and drainage.

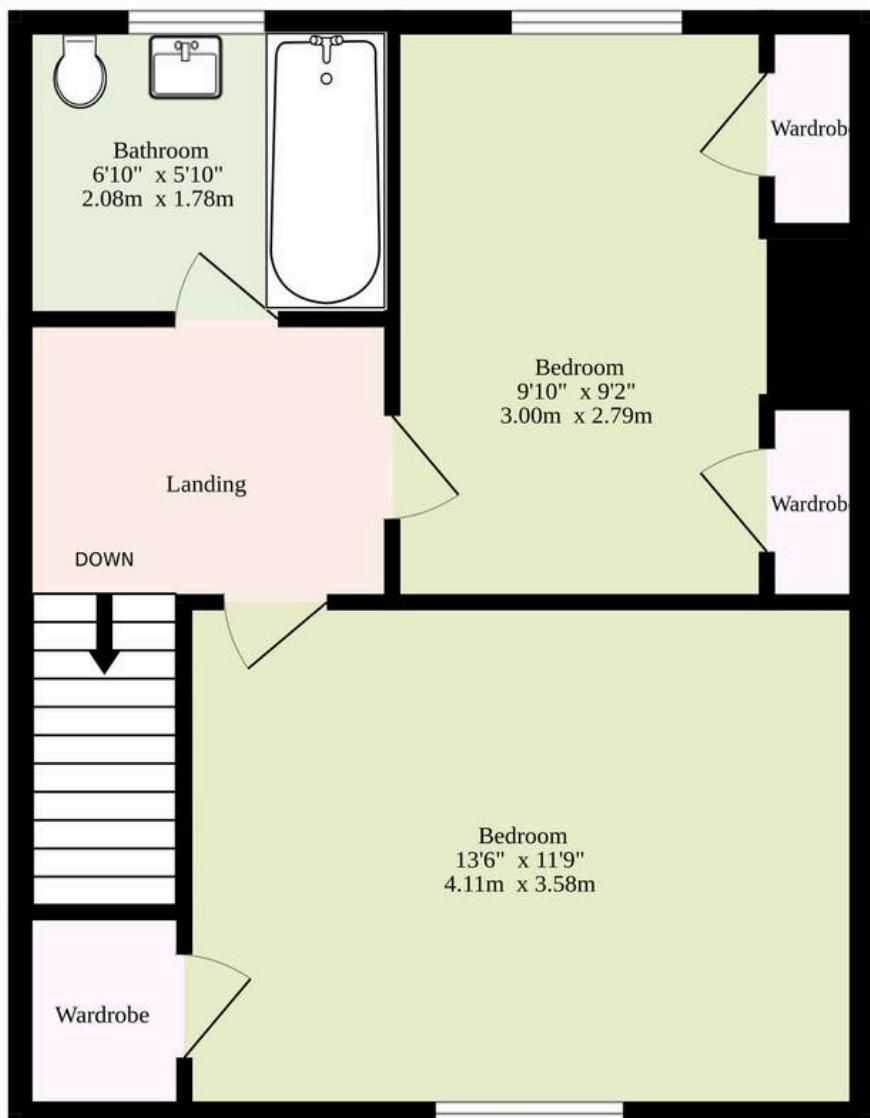
Communal Area: £20 paid monthly for upkeep.



**Ground Floor**  
334 sq.ft. (31.0 sq.m.) approx.



**1st Floor**  
294 sq.ft. (27.3 sq.m.) approx.



**TOTAL FLOOR AREA : 628 sq.ft. (58.3 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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