



29 Mallard Way, Sprowston  
Norwich



Minors & Brady

Set within a popular and well-established development in Sprowston, this attractive detached home enjoys a peaceful setting while remaining close to everyday amenities. The area is well known for its family-friendly atmosphere, green spaces, and convenient access to local schools, shops, and transport links into Norwich. Designed with modern living in mind, the home offers generous space for both everyday life and entertaining, with a layout that adapts easily to changing needs. Light-filled rooms and a practical flow create a welcoming feel from the moment you arrive. The garden provides a private outdoor setting, ideal for relaxing, socialising, or spending time with family. Off-road parking and a garage add everyday convenience, whether for storage, hobbies, or commuting. Altogether, this is a home that combines comfort, space, and location, making it an excellent choice for those looking to settle into a thriving and desirable community.

- Four-bedroom detached family home set within a popular modern development in Sprowston
- Former show home, presented in excellent condition throughout
- Spacious and well-planned layout ideal for modern family living
- Bright lounge complemented by an electric fire for added comfort
- Flexible second reception room, well suited as a home office or study
- Impressive 20ft kitchen/diner with integrated appliances and garden access
- Principal bedroom featuring fitted wardrobes and a contemporary ensuite
- Well-maintained enclosed rear garden with patio, outdoor lighting, and power supply
- Driveway parking for two vehicles alongside a 16ft garage with power and lighting
- Sought-after location offering easy access to local amenities, schools, and transport links





# 29 Mallard Way

Sprowston, Norwich

## 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. This prime location combines suburban ease with excellent access into the city, where a vibrant mix of shops, restaurants, historic landmarks and leisure facilities await — from the charming lanes to the iconic Norwich Cathedral, it's all within easy reach.

Sprowston itself has become increasingly favoured thanks to its strong community feel and extensive local amenities. White House Farm is a standout, offering a renowned farm shop, traditional butchery, café, and even on-site beauty and hairdressing salons, creating a lovely lifestyle hub right on your doorstep.

Both Lidl and Tesco are also within close proximity, making everyday essentials and larger grocery shops easy to manage. Families are particularly drawn to the area for its well-regarded schooling options and catchment appeal, with several popular schools nearby. Outdoor space is well catered for too, with a range of parks and green areas offering great spots for walks, play or weekend relaxation. Commuters will appreciate the quick access to the Northern Distributor Road (NDR), streamlining journeys around the city and beyond, while Norwich's central attractions remain just minutes away, whether by car or public transport.



# 29 Mallard Way

Sprowston, Norwich

## Mallard Way, Sprowston

Set on the edge of a highly regarded modern development in Sprowston, this impressive four-bedroom detached home offers an exceptional standard of family living. Formerly a show home, the property has been meticulously maintained and remains in outstanding condition throughout, showcasing quality finishes and a thoughtful layout designed for modern lifestyles.

The ground floor welcomes you with a bright and spacious entrance hall, leading through to a well-proportioned lounge featuring an electric fire and a front-facing window, creating a comfortable and inviting living space. A second reception room provides excellent flexibility and is ideally suited for use as a home office, study, or snug.

At the heart of the home sits the stylish kitchen/diner, extending to approximately 20ft and finished with tiled flooring and upgraded quartz worktops. The kitchen is well-appointed with integrated appliances including an oven, fridge freezer, and dishwasher, complemented by under-counter lighting that enhances both practicality and presentation. There is ample space for dining, and French doors open directly onto the rear garden, allowing natural light to flood the room. A separate utility room continues the high-quality finish with matching quartz worktops and an integrated washing machine, while a cloakroom adds further convenience.



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Upstairs, the property continues to impress with four well-sized bedrooms, all presented in a neutral and tasteful style. The principal bedroom benefits from fitted wardrobes and a modern en-suite shower room, providing a private and comfortable retreat. The remaining bedrooms are served by a contemporary family bathroom finished with clean lines, tiled walls, and modern fittings.

Externally, the home enjoys a well-maintained enclosed rear garden, mainly laid to lawn and complemented by a patio area ideal for outdoor dining and entertaining. Outdoor lighting, power supply, and additional storage including sheds and a workshop further enhance the space. To the side of the property, a driveway provides off-road parking for two vehicles and leads to a generous 16ft garage, complete with power and lighting, offering excellent storage or workspace potential.

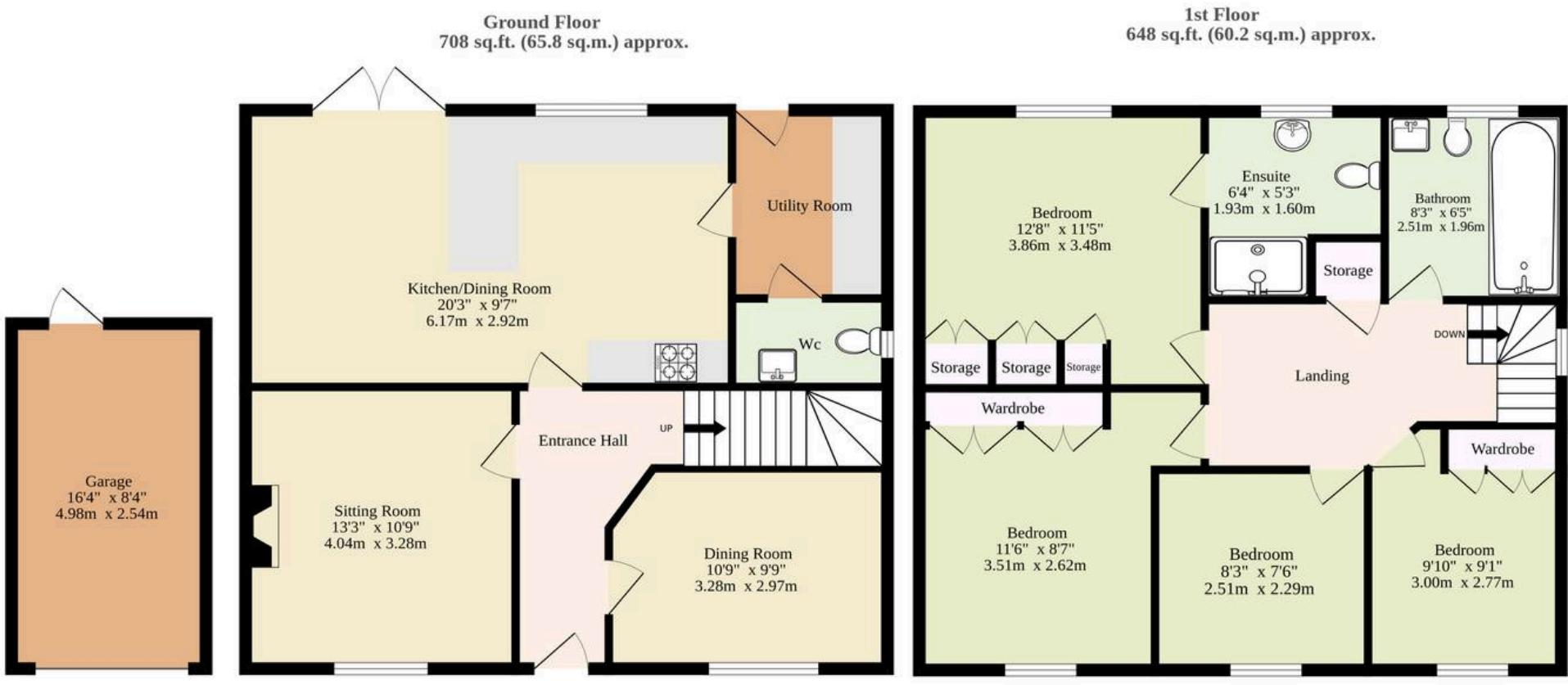
Combining generous living accommodation, versatile spaces, and a desirable location, this beautifully presented home is ideally suited to growing families or professionals seeking a high-quality, ready-to-move-into property.

## Agents Note

Sold Freehold

Connected to mains water, electricity, gas and drainage.





**TOTAL FLOOR AREA : 1356 sq.ft. (126.0 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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