



12 Church Green, Norwich  
Norwich



Minors & Brady

## 12 Church Green

Once part of a former agricultural setting, this thoughtfully converted barn now offers a comfortable and well-balanced home in a tucked-away corner of Sprowston. Set within a quiet cul-de-sac, the property enjoys a peaceful feel while remaining close to everyday amenities, schools and road links. Inside, the layout works effortlessly for modern living, with generous room sizes and a natural flow from space to space. The standout open plan kitchen and dining room provides a bright, sociable heart to the home, ideal for both daily life and entertaining. Three genuine double bedrooms upstairs offer flexibility for families, guests or home working. A well-appointed four-piece bathroom adds practicality without compromising on comfort. Outside, the enclosed rear garden is low maintenance and private, making it easy to enjoy year-round. Off-road parking and a garage complete the picture, making this a home that feels both convenient and distinctive.

- Attractive barn conversion offering character without compromising on modern comfort
- Tucked away cul-de-sac position in the well-regarded suburb of Sprowston
- Spacious and versatile layout suited to everyday living and entertaining
- Impressive open plan kitchen and dining space filled with natural light
- Three well-proportioned double bedrooms with flexible use options
- Four-piece family bathroom with both bath and separate shower
- Enclosed rear garden designed for easy upkeep and private enjoyment
- Driveway parking providing convenience for residents and visitors
- Garage offering secure parking or additional storage potential
- Well maintained throughout, ready to move into and enjoy





M&B

# 12 Church Green

## 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.



# 12 Church Green

## Church Green, Sprowston

Tucked away in a quiet cul-de-sac within the ever-popular area of Sprowston, this characterful barn conversion offers generous living space with a warm, welcoming feel throughout. Blending traditional charm with modern comforts, the home is ideal for those looking for something a little different, while still being close to local amenities, schools and transport links.

The ground floor begins with a practical entrance hall that sets the tone for the rest of the property. A handy cloakroom sits just off the hallway, perfect for everyday convenience. The lounge is a well-proportioned and comfortable space, ideal for relaxing in the evenings or hosting friends and family. With plenty of natural light and a cosy atmosphere, it's a room that feels easy to settle into.

At the heart of the home is the impressive open plan kitchen and dining room, stretching over 25 feet in length. This is a fantastic space for modern living, whether you enjoy cooking, entertaining or family meals.

The kitchen is well laid out with ample storage and worktop space, while the dining area is flooded with light thanks to the rear windows, French doors and glazed roof section.

Underfloor heating adds an extra touch of comfort, and the layout works equally well for everyday life or special occasions.



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Upstairs, the property continues to impress with three genuine double bedrooms, all offering comfortable proportions and plenty of flexibility for families, guests or working from home. The main bathroom is fitted with a stylish four-piece suite, including both a bath and a separate shower, making it practical as well as well presented.

Outside, the rear garden is fully enclosed and designed for low maintenance, with artificial lawn and patio areas providing a great spot for outdoor dining or relaxing. There is also useful outside power, a shed and well-kept borders adding interest and colour. To the front, the property benefits from driveway parking leading to a garage, offering additional storage or secure parking.

Homes like this are rarely available in such a sought-after area. With its combination of space, character and location, this barn conversion is well worth viewing to fully appreciate everything it has to offer.

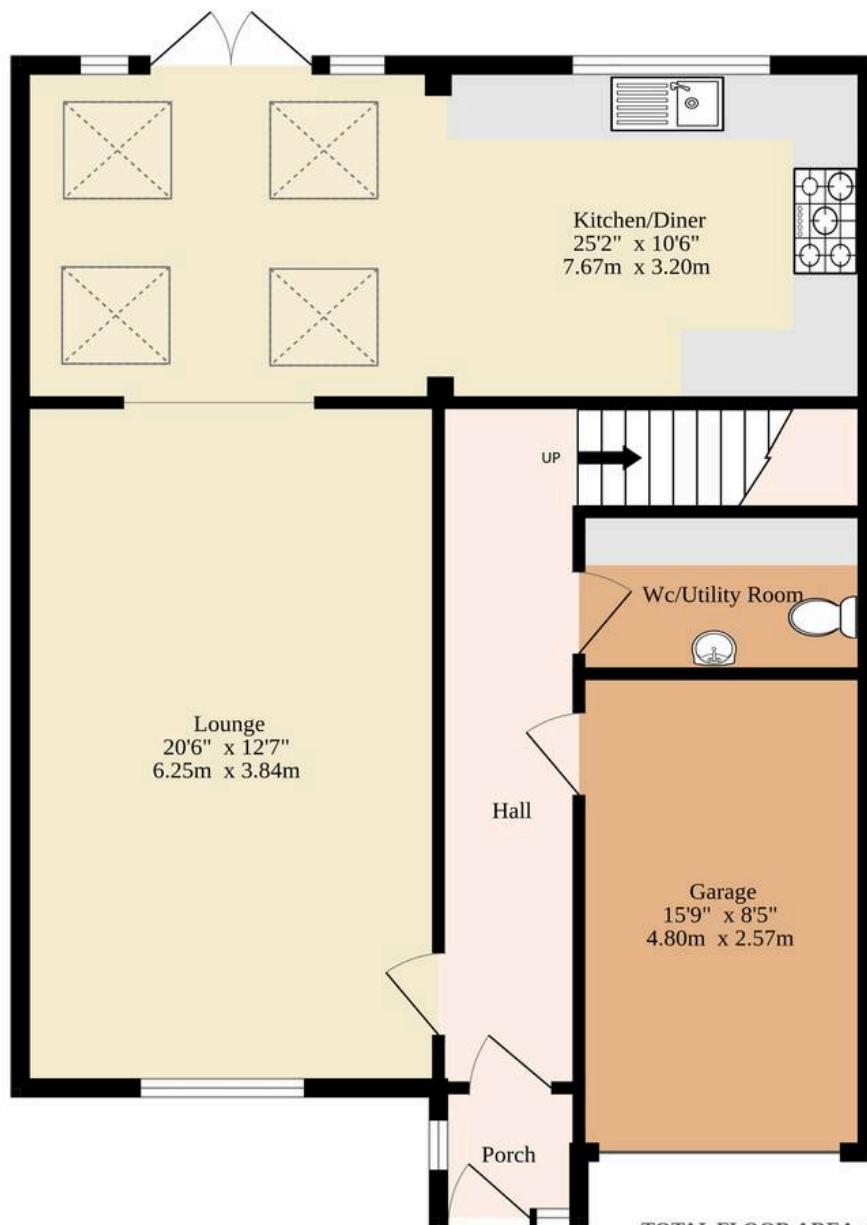
### Agents Note

This property will be sold freehold.

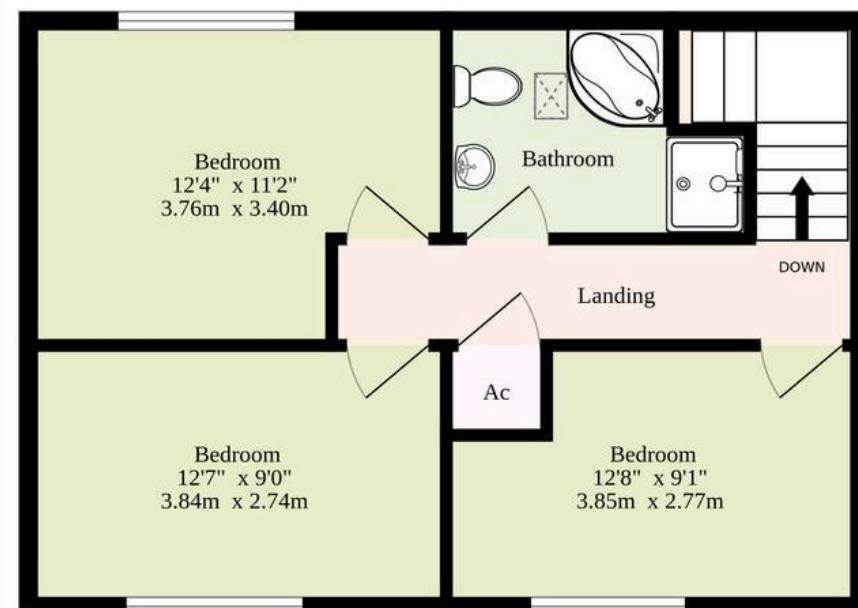
Connected to mains water, electricity, gas and drainage.



**Ground Floor**  
802 sq.ft. (74.5 sq.m.) approx.



**1st Floor**  
493 sq.ft. (45.8 sq.m.) approx.



**TOTAL FLOOR AREA : 1295 sq.ft. (120.3 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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Branch Partner



Meet *Karol*  
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Meet *Claire*  
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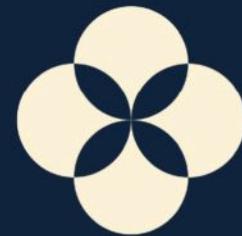


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