



76 Sprowston Road, Norwich

Norwich



Minors & Brady

## 76 Sprowston Road

Celebrated rather than changed, this two-bedroom terraced home has been thoughtfully leaned into, with its period character carefully preserved and enhanced. Original features remain throughout, setting the tone for a property that feels authentic, warm, and full of personality. A considered use of colour complements the age of the house, allowing each room to feel cohesive without losing its individual charm. The ground floor flows naturally between lounge and dining spaces, offering comfortable areas for both everyday living and entertaining. Upstairs, two well-proportioned bedrooms continue the theme of character-led design and calm presentation. The enclosed rear garden provides a private outdoor setting, ideal for relaxing or spending time outdoors. Set within the ever-popular NR3 area, the home is further complemented by off-street parking, solar panels, and excellent access to local amenities and the city.

- The property has been carefully celebrated rather than modernised, with original features retained throughout
- Thoughtful colour palettes have been used across the home, complementing the age and character of the terrace while creating a warm, cohesive feel
- The lounge is welcoming and full of character, featuring original wooden flooring and a period-style fireplace as a natural focal point
- A separate dining room provides an ideal space for family meals or entertaining, continuing the theme of retained features and flowing naturally from the lounge
- The kitchen is well arranged with practical storage and worktop space, offering direct access to the rear garden for everyday convenience
- Upstairs, two well-proportioned bedrooms provide comfortable living spaces, with the main bedroom benefiting from an original feature fireplace





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## The Location

Sprowston Road is situated in the well-established NR3 district, just to the north-east of Norwich city centre, offering a convenient yet residential setting. This area is known for its mix of character homes, including attractive Victorian and Edwardian terraces, giving the streets a charming, traditional feel. Residents benefit from a strong sense of community, with friendly neighbours and local events that help maintain the area's welcoming atmosphere.

Everyday amenities are within easy reach, with independent shops, cafés, and restaurants along nearby Magdalen Street, providing a lively hub for socialising and essentials. Anglia Square and larger retail outlets offer supermarkets, banks, and additional services, making daily life convenient. For leisure and relaxation, local green spaces such as Wensum Park, Waterloo Park, and nearby Riverside walks along the River Wensum are perfect for jogging, cycling, or family outings.

The area also benefits from excellent transport links. Regular bus routes connect NR3 to Norwich city centre and surrounding districts, while the nearby train station offers connections further afield. Drivers enjoy easy access to the Norwich ring road and main arterial routes, including the A140 and A47. Families are well catered for with a range of local primary and secondary schools, plus GP surgeries and dental practices. The combination of historic charm, local amenities, green spaces, and strong transport connections makes this a highly sought-after part of Norwich.



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## Sprowston Road, Norwich

This charming two-bedroom terraced home in the heart of NR3 has been thoughtfully cared for and beautifully presented, with the current owner embracing the property's period roots rather than trying to modernise them away. From the moment you arrive, it's clear this is a home with warmth, personality, and a strong sense of identity. Original features have been retained throughout, including the internal doors complete with brass knobs, creating a cohesive and authentic feel that runs from room to room.

Inside, the ground floor offers a comfortable and well-balanced layout. The lounge is welcoming and characterful, with original wooden flooring and a feature fireplace that acts as a natural focal point. Flowing through to the dining room, you'll find another inviting space ideal for everyday meals or entertaining, again showcasing original flooring and period detailing.

The vendor has chosen colour palettes that complement the age and style of the house, enhancing the natural charm rather than overpowering it, resulting in spaces that feel both calm and lived-in.



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The kitchen sits to the rear of the property and is neatly arranged, providing practical storage and worktop space while remaining in keeping with the home's character. There is direct access to the garden, making it a functional and pleasant space for day-to-day living. The bathroom is well presented and practical, with tasteful finishes that sit comfortably alongside the rest of the home without feeling out of place.

Upstairs, the two bedrooms are both well proportioned. The main bedroom benefits from another original feature fireplace and a peaceful outlook to the rear, while the second bedroom to the front offers flexibility as a guest room, home office, or nursery. Both rooms continue the theme of retained features and thoughtful decoration, creating comfortable and characterful sleeping spaces.

Outside, the rear garden is fully enclosed and offers a lovely sense of privacy. With a combination of patio and stone areas, established planting, and a pond at the far end, it feels like a quiet retreat and a natural extension of the home.

To the front, off-street parking is provided via a private driveway, a rare and valuable feature for a property of this type and location. The addition of solar panels further enhances the home's practicality, supporting more energy-efficient living.

### Agents Note

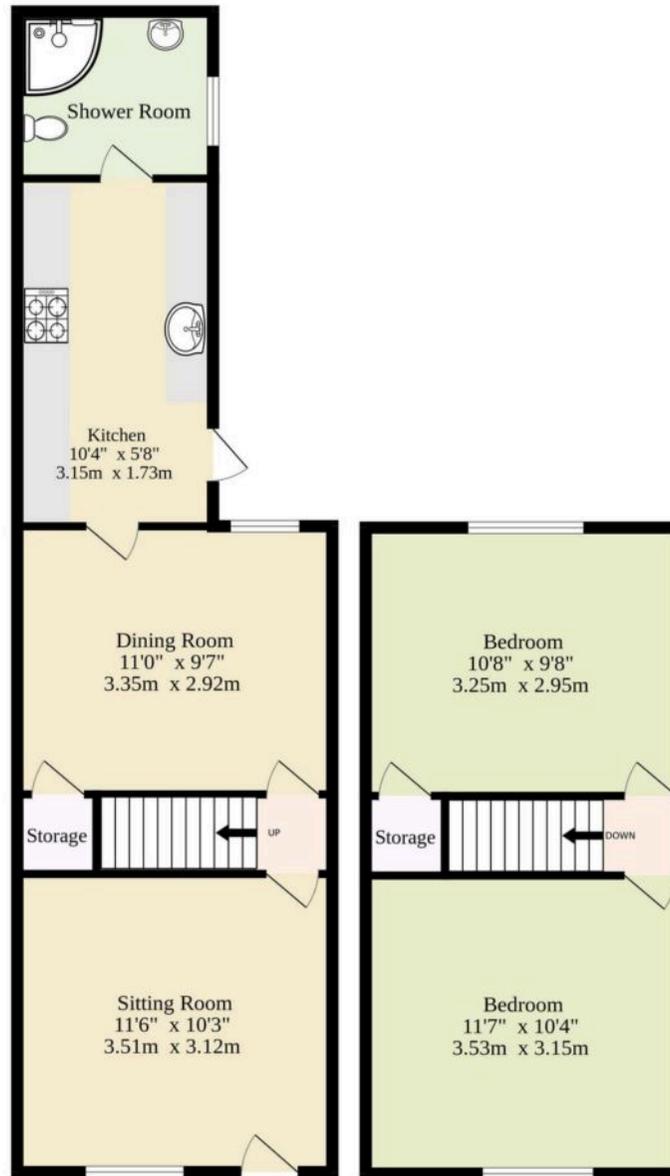
This property will be sold freehold.

Connected to mains water, electricity, gas and drainage.



Ground Floor  
333 sq.ft. (30.9 sq.m.) approx.

1st Floor  
240 sq.ft. (22.3 sq.m.) approx.



TOTAL FLOOR AREA : 573 sq.ft. (53.2 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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