



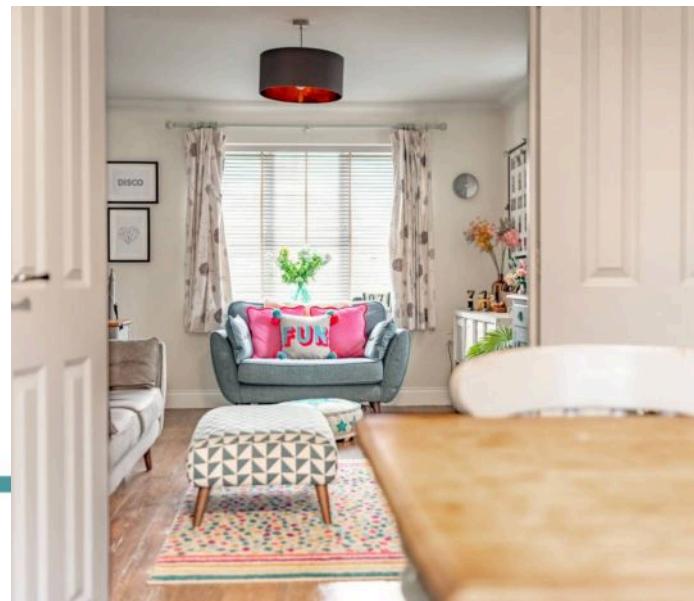
8 Heron Close, Sprowston
Norwich



Minors & Brady

This stylish link-detached three-bedroom home sits proudly within a sought-after Sprowston estate, offering strong kerb appeal with a tandem driveway and carport. Inside, a welcoming entrance hall leads to a calm and beautifully presented sitting room, where French doors create a seamless flow into the heart of the home. The spacious kitchen diner is both fun and functional, featuring an L-shaped layout, generous storage and striking dining décor, with further French doors opening to the garden. Upstairs offers three well-proportioned bedrooms, including an impressive room set over the carport and a principal bedroom with its own ensuite. A modern family bathroom completes the first floor with ease. The rear garden provides a generous outdoor space to enjoy throughout the seasons. Adding real versatility, the converted garage delivers a fully insulated, signed-off office space while retaining practical storage to the front, all within a fantastic location that continues to prove popular.

- Attractive link-detached three-bedroom home set on a popular and well-established Sprowston estate
- Strong kerb appeal complemented by a tandem driveway, carport and retained front storage
- Welcoming entrance hall with ground floor WC, ideal for everyday convenience
- Bright and calming sitting room with front-facing window and French doors opening into the kitchen diner
- Spacious kitchen diner featuring a fun, modern dining backdrop and an L-shaped kitchen with generous storage and worktop space
- French doors from the kitchen diner opening directly onto the rear garden, perfect for indoor-outdoor living
- Practical under-stair storage enhancing the functionality of the ground floor
- Three well-proportioned bedrooms, including a particularly generous bedroom positioned over the carport





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8 Heron Close

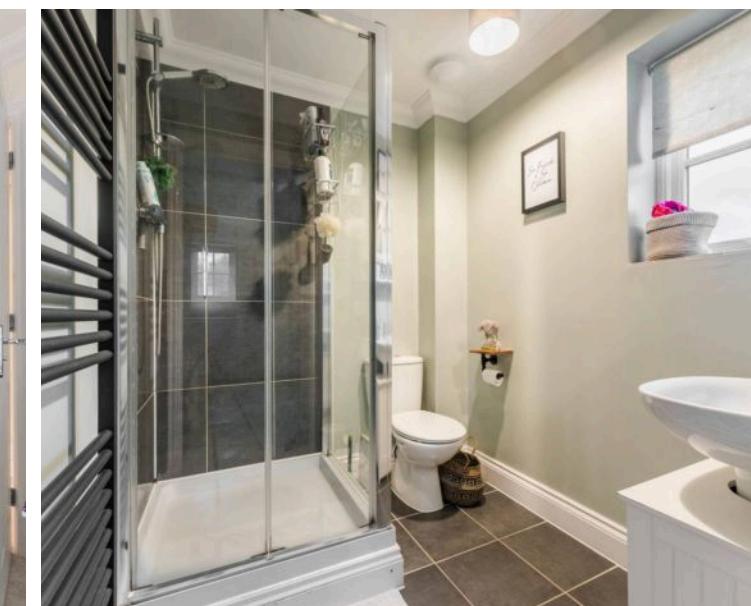
Sprowston, Norwich

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.



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8 Heron Close

Sprowston, Norwich

Heron Close, Sprowston

This attractive link-detached three-bedroom home is set within a popular and well-regarded estate in Sprowston, offering excellent kerb appeal and a practical layout ideal for modern family life. Positioned with a tandem driveway and carport, the property immediately presents itself as both welcoming and well cared for, with the added benefit of retained front storage alongside the driveway.

Stepping inside, the entrance hall provides a bright and functional welcome to the home, with access to a convenient ground floor WC. From here, the sitting room sits to the front of the property, enjoying a large window that fills the space with natural light. Finished in calming décor, this room offers a relaxed and comfortable setting, with French doors leading through into the kitchen diner, creating a lovely sense of flow.

The kitchen diner is a real highlight of the home, generous in size and perfectly suited to everyday living as well as entertaining. The current fun dining backdrop with statement prints adds character, while the L-shaped kitchen offers ample worktop space and plenty of storage throughout. French doors open directly onto the rear garden, enhancing the connection between indoor and outdoor spaces.

Additional under-stair storage further adds to the practicality of the ground floor.



8 Heron Close

Sprowston, Norwich

Upstairs, the property offers three well-proportioned bedrooms. One bedroom is positioned over the carport and stands out for its excellent size, making it a versatile space for a bedroom, guest room or additional work-from-home use. A further bedroom is well balanced and bright, while the main bedroom benefits from its own ensuite, providing privacy and convenience. The accommodation is completed by a modern main bathroom serving the remaining bedrooms.

Outside, the rear garden offers a good amount of space, ideal for relaxing, entertaining or family use, with plenty of potential to personalise. A standout feature of this home is the converted garage, which has been fully insulated, signed off and fitted with electrics to create a dedicated office space. Importantly, useful storage has been retained to the front, ensuring no compromise on practicality.

Located in a great area within Sprowston, the property enjoys a strong sense of community and easy access to local amenities, schools and transport links. This is a well-balanced home that combines space, flexibility and location, making it an excellent option for a wide range of buyers.

Agents Note

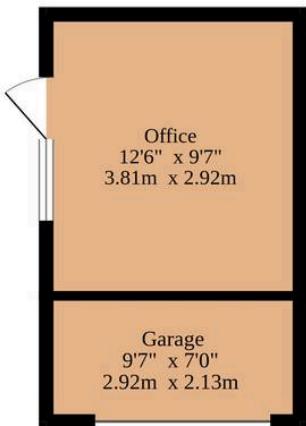
Sold Freehold

Connected to all mains services

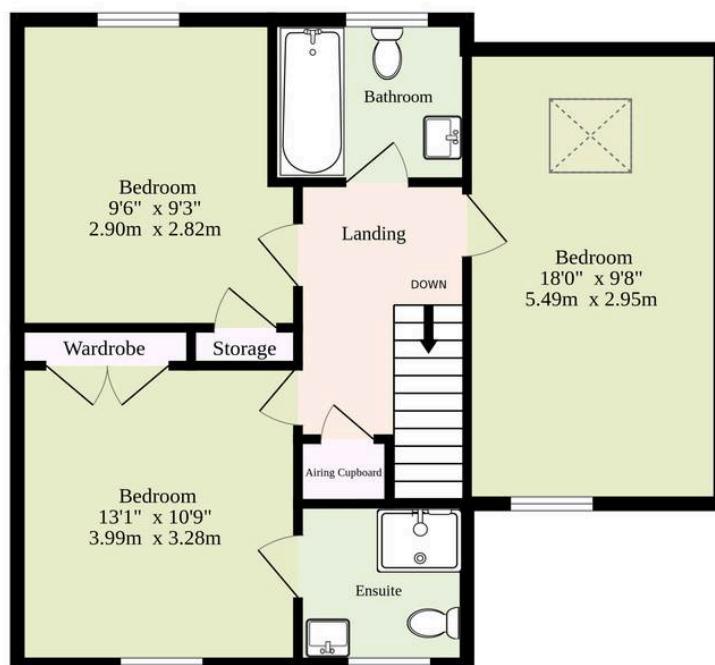
Maintenance: £49 paid every 6 months - £98 (annually)



Ground Floor
589 sq.ft. (54.7 sq.m.) approx.



1st Floor
552 sq.ft. (51.3 sq.m.) approx.



Including Garage & Office

TOTAL FLOOR AREA : 1141 sq.ft. (106.0 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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Dreaming of this home? Let's make it a *reality*



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Branch Partner



Meet *Karol*
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Meet *Claire*
Aftersales Team Leader

Minors & Brady
Your home, our market



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