



100 Sleaford Green, Norwich

Norwich



Minors & Brady

Welcome to this well-presented two-bedroom second floor apartment, offering bright and well-proportioned accommodation ideal for a range of buyers. Overlooking attractive communal gardens, the property enjoys a pleasant outlook and a practical layout throughout. The spacious lounge/diner is filled with natural light and opens onto a railed balcony, creating a comfortable space for both relaxing and entertaining. A well-equipped kitchen provides ample storage and workspace, with some integrated appliances and a useful walk-in cupboard. The two bedrooms are thoughtfully arranged, with built-in storage to the principal bedroom and additional cupboard space to the second. The bathroom and separate W.C. are neatly appointed, including a suite to the W.C., enhancing everyday convenience. Externally, residents benefit from communal lawned gardens and an allocated parking space, completing this appealing and well-balanced home.

- Bright and well-presented two-bedroom second floor apartment
- Spacious lounge/diner with excellent natural light
- Railed balcony overlooking attractive communal gardens
- Well-appointed kitchen with ample storage and integrated appliances
- Two well-proportioned bedrooms

Agents Note

This property will be sold leasehold and connected to mains water, electricity, gas and drainage.

107 years remain on the lease, alongside £10 annual ground rent payment and £438 annual payment for maintenance.

The property benefits from one allocated parking space.

Prospective purchasers are advised to carry out their own due diligence and make independent enquiries to verify all relevant details.





M&B

100 Sleaford Green

The Location

Sleaford Green is a well-placed and established part of Norwich, offering a comfortable mix of convenience and green surroundings. Everyday essentials are close at hand, with both Tesco and Lidl nearby, making food shopping quick and straightforward.

The area is popular with families thanks to access to a range of schooling options in the surrounding neighbourhoods. For time outdoors, Waterloo Park is within easy reach, offering open green space, a boating lake, and play areas, ideal for walks, fresh air, and relaxed weekends.

Sleaford Green also benefits from being only a short trip into Norwich city centre, whether by car, bus or bike, where you'll find a wide choice of shops, cafés, restaurants and entertainment. There are also several well-regarded local pubs and eateries close by, adding to the appeal of the area without needing to head into the city.

Overall, Sleaford Green offers practical day-to-day convenience alongside access to green space and city amenities, making it a consistently popular place to live.

Sleaford Green, Norwich

This well-presented two-bedroom second floor apartment offers bright, well-proportioned accommodation along with communal grounds and an allocated off-road parking space. Overlooking the communal gardens to the front, the property provides a practical and comfortable layout suited to a range of buyers.



100 Sleaford Green

The spacious lounge/diner is filled with natural light from two front-facing double-glazed windows and a door opening onto a railed balcony with views over the gardens. Finished with laminate flooring and inset spotlights, the room also features a fitted television stand and built-in cupboard, with ample space for both seating and dining.

The kitchen is comprehensively fitted with a range of eye and base level units, working surfaces, splashbacks and an inset sink unit. Some integrated appliances are included, and a walk-in cupboard houses the gas-fired boiler. A rear-facing window and inset lighting enhance the overall feel of the space.

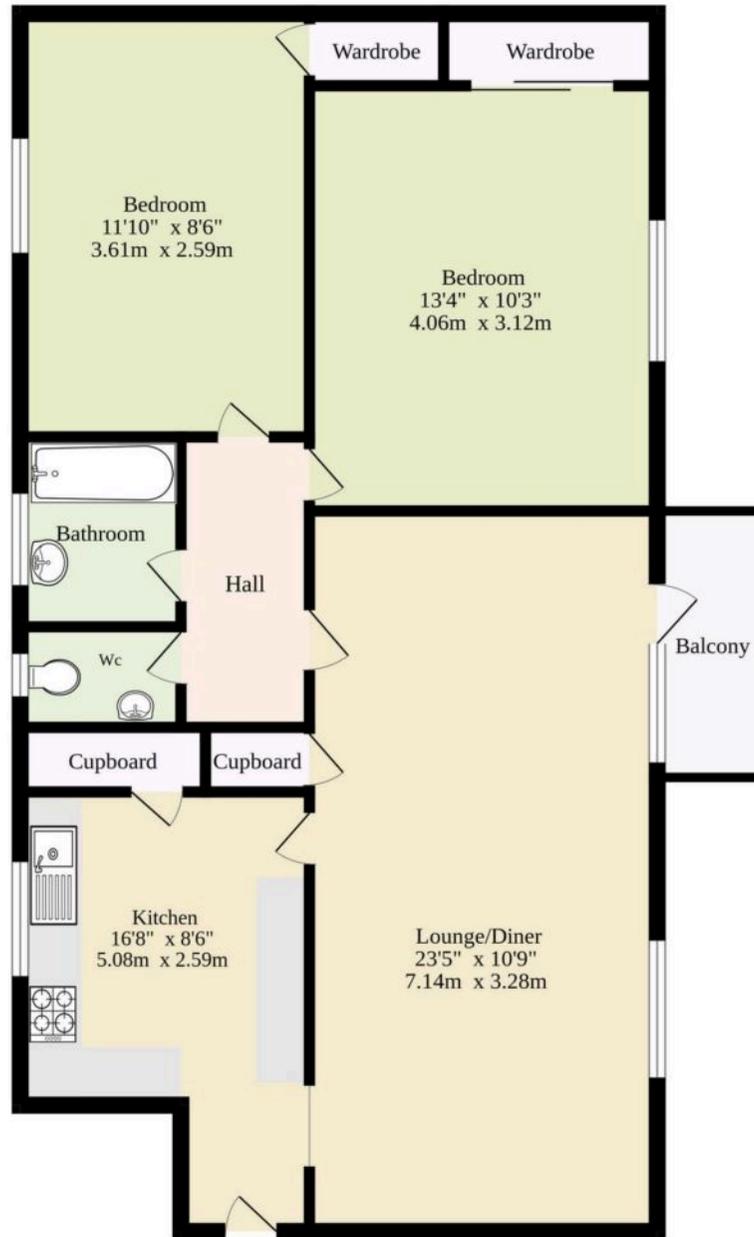
An inner hall with loft access leads to two bedrooms and the bathroom facilities. The main bedroom benefits from two front-facing windows and mirror-fronted built-in wardrobes, while the second bedroom overlooks the rear and includes a built-in storage cupboard.

The bathroom comprises a panel bath with shower and screen, and a wash hand basin set within a vanity unit, complemented by tiled splashbacks and a chrome ladder radiator. A separate W.C. features a brand new suite with vanity basin and tiled surrounds.

Externally, residents have access to lawned communal gardens and the property includes one allocated parking space, making this a well-balanced and practical home.



734 sq.ft. (68.2 sq.m.) approx.



TOTAL FLOOR AREA : 734 sq.ft. (68.2 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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Dreaming of this home? Let's make it a *reality*



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Meet *Rosie*
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Meet *Tristan*
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