



8 Nuthatch Road, Sprowston

Norwich



Minors & Brady

8 Nuthatch Road

Tucked away in a quiet position off the main road, this well-presented end-terrace home offers a blend of privacy, space and modern comfort. Thoughtfully maintained and finished in neutral décor throughout, the property enjoys a bright and airy atmosphere enhanced by newly fitted carpets to the lounge, hall, stairs and landing. The open-plan kitchen and dining area forms a sociable heart of the home, ideal for both everyday living and entertaining. Two generous double bedrooms are complemented by a centrally located bathroom and a boarded loft providing useful additional storage. Externally, the property boasts the largest garden of its kind, fully enclosed, not overlooked and offering scope for further development subject to planning permission. The home enjoys a peaceful outlook with woodland directly opposite, making it particularly appealing for those with pets or who enjoy outdoor walks. Off-road parking for two vehicles, with potential for a third if smaller, completes this attractive and versatile home.

- Quietly positioned end-terrace home set back from the main road
- Bright and airy interior finished in stylish, neutral décor throughout
- Newly fitted carpets to the lounge, hall, stairs and landing
- Open-plan kitchen and dining area ideal for entertaining and everyday living
- Two generously sized double bedrooms with a calm, restful feel
- Boarded loft providing excellent additional storage space
- Largest garden of its kind, fully enclosed and not overlooked for maximum privacy
- Subsection of garden offering potential for further development (subject to planning)
- Peaceful outlook with large woodland directly opposite, perfect for pet owners and nature lovers
- Off-road parking for two vehicles, with space for a third if required





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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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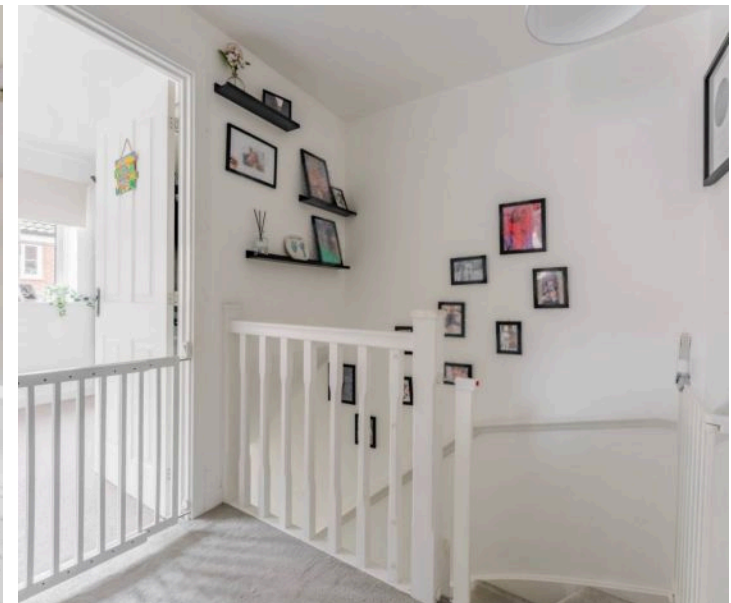
Nuthatch Road, Sprowston

Stepping into this meticulously maintained end-terrace residence, you are welcomed by an inviting entrance hall that immediately sets the tone for the well-presented interior beyond. Finished in neutral décor throughout, the home offers a bright and airy feel, creating a calm and versatile space ready for its next owner. New carpet has been fitted to the lounge, hall, stairs and landing, further enhancing the fresh and well-cared-for presentation.

Flooded with natural light, the comfortable sitting room provides a relaxing space to unwind, enjoying a peaceful position away from the main road. The neutral styling and new flooring combine to create a warm and inviting atmosphere.

The heart of the home lies in the open-plan kitchen and dining area, offering an ideal setting for entertaining or everyday family life. The kitchen is thoughtfully arranged with modern features and ample storage, delivering both practicality and style.

Upstairs, there are two generously sized double bedrooms, each offering a quiet feel ideal for rest and relaxation. A centrally located bathroom serves the accommodation, while a boarded loft provides valuable additional storage space.



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Externally, the property truly stands out. The garden is the largest of its kind, well maintained, fully enclosed and not overlooked, offering excellent privacy. A subsection of the garden presents potential for further development, subject to the necessary planning permissions. Positioned quietly off the main road, the outdoor space is ideal for relaxing, entertaining, or enjoying the peaceful surroundings. Directly opposite the property is a large area of woodland, perfect for dog walking and outdoor enjoyment, particularly appealing for those with pets.

Off-road parking is provided for two vehicles, with space for a third if smaller cars are used, adding further convenience to this highly appealing home.

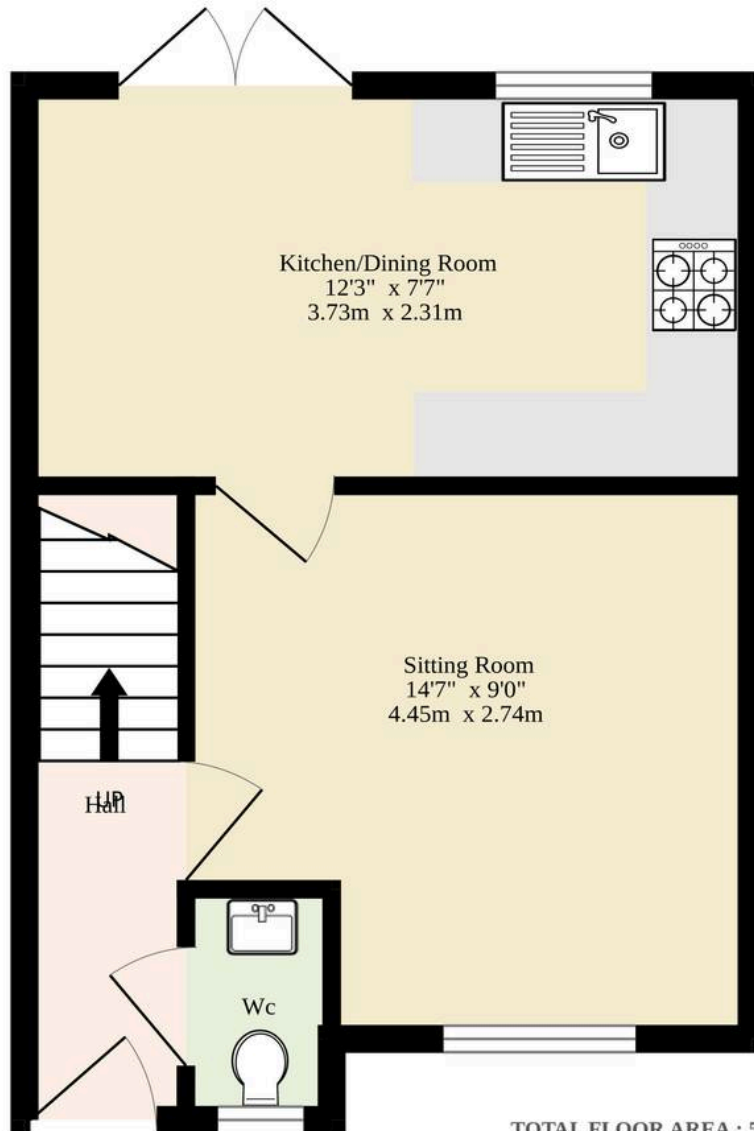
Agents Note

This property will be sold freehold.

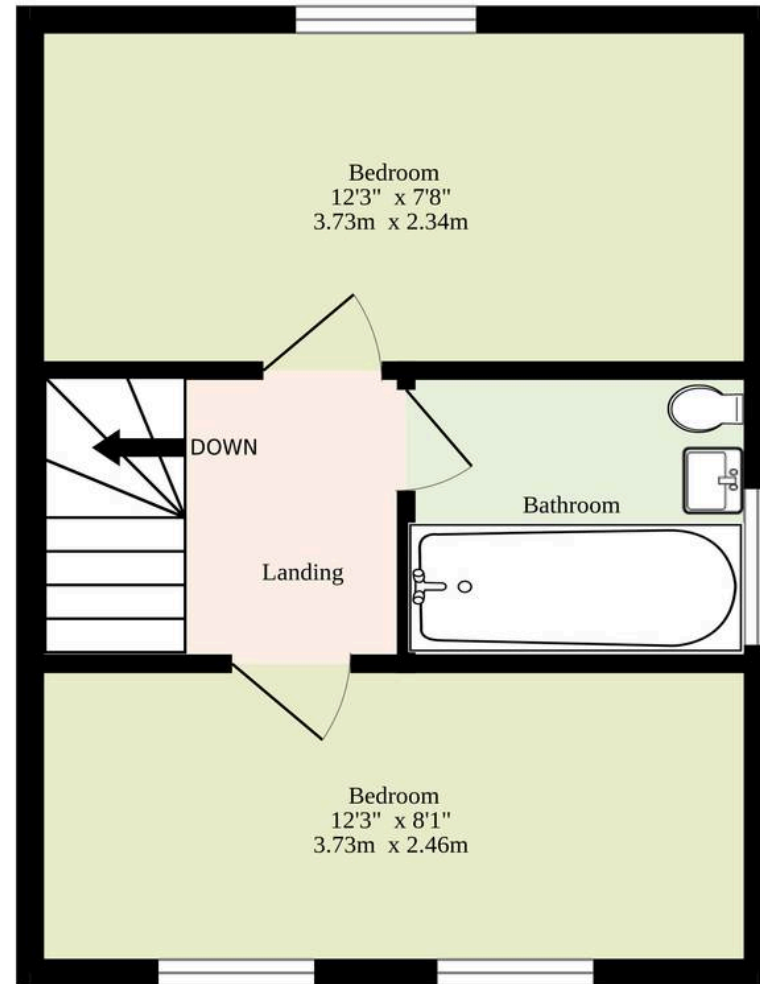
Connected to mains water, electricity, gas and drainage.



Ground Floor
274 sq.ft. (25.5 sq.m.) approx.



1st Floor
251 sq.ft. (23.3 sq.m.) approx.



TOTAL FLOOR AREA : 525 sq.ft. (48.8 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?

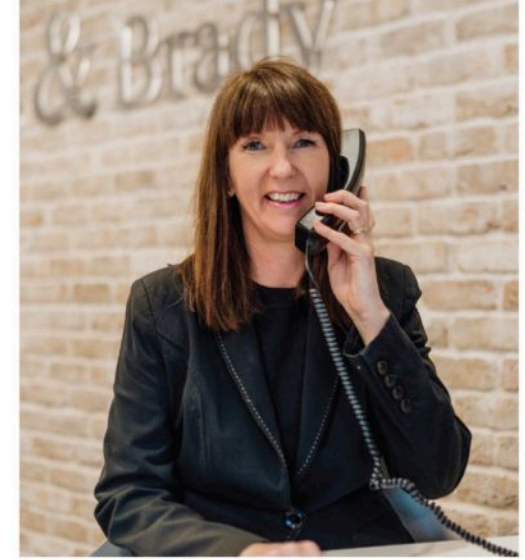
Let's make it a *reality*



Meet *Abi*
Branch Partner



Meet *Karol*
Property Valuer



Meet *Claire*
Aftersales Team Leader

Minors & Brady

Your home, our market



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